

## **Executive Summary**

### **ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

Eligible state and local governments receive annual block grants for community development and affordable housing from the U.S. Department of Housing and Urban Development (HUD). These grants include the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG). For each program, HUD describes a broad range of eligible activities. The state or local governments determine which of the eligible activities will best serve the needs of their community. In order to determine the most pressing needs and develop effective, place-based market-driven strategies to meet those needs, HUD requires grantees to develop a Consolidated Plan (Plan).

This Plan by the City of Birmingham articulates the City's overall investment strategies for the City's use of federal entitlement grant funds for affordable housing, homelessness, anti-poverty strategies, and community development activities from July 1, 2015, through June 30, 2020. The Plan was prepared in accordance with HUD's Office of Community and Planning Development (CPD) eCon Planning Suite which was introduced in 2012. Since that time, HUD requires grantees submit their Consolidated Plan and year one Annual Action Plan using the Consolidated Plan template through the Integrated Disbursement and Information System (IDIS), HUD's nationwide database. Most of the data tables in the Plan are populated with default data from the U.S. Census Bureau, specifically 2007-2011 American Community Survey (ACS) and Comprehensive Housing Affordability Strategy (CHAS) data. Other sources of data are noted throughout the Plan.

The Plan is divided into six sections:

- Executive Summary
- The Process
- Needs Assessment
- Market Analysis
- Strategic Plan
- First-Year Action Plan

This Plan consolidates into a single document the planning and application requirements for the following federal programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA), and
- Emergency Solutions Grant (ESG)

### **Introduction (Continued)**

The purpose of Birmingham's Plan is to:

- Assess the City's affordable housing and community development needs
- Analyze the City's housing markets
- Articulate the City's priorities, goals, and strategies to address identified needs, and
- Describe the actions the City will take to implement strategies for affordable housing and community development.

The City's Plan for fiscal years 2015-2019 provides data on trends and conditions related to the City's current and future affordable housing and community development needs. The analysis of this data has been used to establish priorities, strategies, and actions that the City will undertake to address these needs over the next five years. Annually, the City will develop its Annual Action Plan in which it will describe the planned investment of federal resources to implement specific activities.

Birmingham anticipates receiving the following grant amounts in fiscal year 2015. Projections for the entire five-year period follow in parentheses; however, these projected amounts are simply five times this year's allocation, and future amounts are expected to change based on federal allocations made annually.

- CDBG: \$ 5,375,865 (estimated \$26,879,325)
- HOME: \$ 1,009,149 (estimated \$ 5,045,745)
- HOPWA: \$ 581,878 (estimated \$2,100,000)
- ESG: \$ 487,182 (estimated \$ 2,435,910)

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The community development needs in Birmingham are significant, with many areas of overlap requiring cross-cutting, place-based solutions. The City is tasked with determining both the areas of greatest need, and the areas in which community investment can have the greatest impact given the limited resources available.

The City of Birmingham has set an ambitious array of goals for the use of its federal entitlement grant resources. The priority needs of the City are affordable housing, non-housing community development, and homelessness. The City will focus its resources on the following activities:

- Affordable housing supply and quality;
- Improve public facilities and public and community services; and
- Homeless prevention and rapid re-housing.

The City of Birmingham has long placed a high priority on affordable housing and community services because they reflect essential community values and are articulated by our robust citizen participation plan and community engagement process. The City is committed to maintaining high-quality programs for those in need, but as with all cities, Birmingham faces challenges due to reductions in federal funds available. These projected cuts, will impact the City's ability to address all of the many needs identified.

This Consolidated Plan is the strategic plan for allocating and leveraging these entitlement grants. It utilizes qualitative and quantitative data gathered through citizen participation, market analysis, and an assessment of need to identify the highest priority needs in which to direct entitlement dollars. The following are the City's objectives and outcomes to meet these high-priority needs (in no particular order or ranking):

- Enhance the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs.
- Strengthen neighborhoods by investing in the City's critical public infrastructure needs.
- Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment and community services.
- Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions.
- Invest in community services and non-profit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as youth, seniors and food insecure households.
- Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services.

### **Summarize the objectives and outcomes identified in the Plan (Continued)**

The City is committed to aligning its Comprehensive Plan and other recent community and economic development planning initiatives as much as possible with the strategies articulated in this Consolidated

Plan. Throughout this Consolidated Plan, examples of alignment with these other plans will be noted. In Chapter 7 of the City's Comprehensive Plan entitled "*NEIGHBORHOODS, HISTORIC PRESERVATION AND HOUSING*," the City identifies three housing goals and policies:

**Goal: A comprehensive housing policy supports quality neighborhoods.**

- POLICY: Support a community-based system to develop and implement a citywide housing policy that includes stakeholders from government, the nonprofit sector, and the private sector.

**Goal: All housing is in good condition and code compliant. .**

- POLICY: Support effective, efficient, and sensitive code enforcement efforts.

**Goal: Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle.**

- POLICY: Support the planning, regulatory and funding initiatives needed to provide a diversity of housing types, rental and ownership, market-rate and assisted, to meet community needs.

### **3. Evaluation of past performance**

The summary of past performance reported below was taken from Birmingham's most recently completed Annual Performance Plan completed for program year 2013 and submitted to HUD in the 2013 report:

<b>Goals/Objectives</b>	<b>Source</b>	<b>Indicator</b>	<b>Performance</b>
Housing Rehabilitation Programs	CDBG	Number of housing units rehabilitated	94 Units Assisted
Non-Profit Neighborhood Housing Activities	CDBG	Number of housing units developed or rehabilitated	210 Units Assisted
Public Service Activities	CDBG	Number of Individuals served	2,183 persons
Homeless Supportive Services	CDBG	Number of Individuals served	6,763 persons
Homeless Supportive Services	ESG	Number of Individuals served	13,228 persons
Economic Development Activities	CDBG	Number of Individuals served	184 persons
Community and Multi-Family Activities	HOME	Number of Units Financed	98 units financed
Single- Family Activities	HOME	Number of Units Financed	31 units financed

HOPWA Case Management and Supportive Services	HOPWA	Number of Individuals Served	5,351 persons
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**Table 1 - Past Goals and Performance**

#### **4. Summary of citizen participation process and consultation process**

The outreach process for the City of Birmingham’s Consolidated Plan was conducted in conjunction with the outreach of the Analysis of Impediments to Fair Housing Choice. With this Consolidated Plan cycle, the City began a concerted and intensive effort to establish an ongoing partnership among public service, infrastructure and assisted housing providers. To facilitate this process, the City hosted and began to receive input from these stakeholders on community priorities, and opportunities to coordinate and align efforts to maximize the impact of activities and community development investments. The positive response and engagement by the participants was remarkable, illustrating a desire by stakeholders, program subrecipients, and the public to become more active in the consolidated planning process.

In initiating this process, the stakeholder groups enthusiastically and openly participated in these planning sessions, providing the City with an opportunity to reorganize how it will strategically target and coordinate its HUD CPD funding sources to aptly fit the community needs. The City recognizes that this strategic process should not be rushed, and the City, utilizing the new collaborative structures currently and will continue to devote adequate time to collaborate with its stakeholders to better understand how to align and coordinate public service, affordable housing, and other community and economic development efforts in a strategic manner to maximize results. As such, the City has not made significant changes to its priorities in the FY2015 Annual Action Plan, but plans to continue this community dialogue over the next year to potentially revise, target, and/or focus priority needs, goals, and investments in years 2 – 5 of this Plan.

While, the City recognizes that ideally this process would have begun a year before the Consolidated Plan was due, it did not. As such, taking this extra time now versus making potentially rushed decisions this year will enable the City and stakeholders to continue to identify and discuss potential needs as well as establish strategies to evaluate and better ensure success when targeting or focusing goals and resources.

#### **Stakeholder Focus Group Meetings**

The outreach process for the City of Birmingham’s Consolidated Plan was conducted concurrently with the outreach of the Analysis of Impediments to Fair Housing Choice. In March 2015, four (4) Consolidated Plan Stakeholder Focus Group Meetings were conducted to provide an introduction to the City’s Five Year Consolidated Plan and federal programs, issues and opportunities related to housing and community development needs and fair housing issues and to solicit input on the level of need for various types of improvements that can potentially be addressed by the Consolidated Plan.

Over the course of several meetings, close to 100 individuals provided their feedback, either in person or over the phone. Participants included the Jefferson County Committee for Economic Opportunity (JCCEO), Habitat for Humanity, The Fair Housing Center of Northern Alabama, One Roof, the Housing Authority of Birmingham District, developers located in Birmingham, past and currently recipients of CDBG, HOME, and ESG funds and City of Birmingham Community Development Staff, among others.

The following four focus group meetings were conducted the week of March 16, 2015. These groups have continued to provide input and consultation to the Consolidated Plan process since these kick-off meetings.

### **Human Services Focus Group Meeting**

**Host:** Jefferson County Committee for Economic Opportunity (JCCEO)

**Date:** Monday, March 16, 2015

**Time:** 9:00 AM – 11:00 AM

**Location:** 300 8th Avenue West

Birmingham, AL 35204

JCCEO informed their partners, clients and program beneficiaries that an important, city-wide planning process was being undertaken and encouraged active participation by beneficiaries. During the open forum, the Consolidated Plan team provided an overview of the HUD Consolidated Planning process and the participants identified services provided in the 99 sub-neighborhoods throughout Birmingham. The participants then identified social service community needs and discussed the best way to address them collectively. The following Social Services needs were discussed during the meeting:

- Affordable Housing
- Child Care
- Fair Housing Activities
- Education Programs
- Job Training
- Homeless Services
- Energy Conservation
- Recreation Programs
- Health Care
- Senior Services
- Public Safety Programs

- Drug Counseling
- Homebuyer Assistance
- Mental Health Assistance
- Transportation

These organizations were consulted during the Human Services focus group meeting. The goal of the meeting was to obtain information on the social service needs of the clients served by the City and the results of that meeting are displayed below:

#	Agency /Group/Organization	Agency/Group/Organization Type	#	Agency /Group/Organization	Agency/Group/Organization Type
1	Jefferson County Committee for Economic Opportunity (JCCEO)	Services-Children	20	Titusville Development	Services-Housing
2	Urban Ministry	Services-Seniors	21	State House of Shelby County	Services-Housing
3	Children Aids Society	Services-Children	22	Four Winds West	Services-Fair Housing
4	Pathways	Services-Homeless	23	United Way of Central Alabama	Services- Public Safety
5	REV Birmingham	Services-Education	24	YMCA	Services-Children
6	Child Progress Service	Services-Children	25	Big Brothers and Sisters	Services-Children
7	Girls, Inc.	Services-Education	26	Jewish Family Services	Services-Seniors
8	Children's Village	Services-Children	27	Metro Changers	Services-Housing
9	United Way	Services-Job Training	28	One Roof	Services-Homeless
10	Boys and Girls Clubs	Services-Children	29	Fair Housing Center of Northern Alabama	Services-Fair Housing
11	Positive Maturity	Services-Seniors	30	Sickle Cell Foundation	Services-Health Care

1 2	Alethia House	Services-Education	3 1	YWCA	Services-Children
1 3	Boy Scouts of America	Services-Children			
1 4	Bridge Ministries	Services-Homeless			
1 5	Gateway	Services-Homeless			
1 6	National Alabama Corporation	Services-Homeless			
1 7	Child Care Resources	Services-Children			
1 8	AIDS Alabama	Services-Health Care			
1 9	Glenwood Autism and Behavioral Health Center	Services-Child Care			

**Table 2 - Human Service Focus Group Meeting Participants**

**Homeless/CoC Focus Group Meeting**

**Homeless/CoC Focus Group Meeting**

**Host:** One Roof

**Date:** Tuesday, March 17, 2015

**Time:** 2:00 PM – 4:00 AM

**Location:** 1515 6th Avenue South

Birmingham, AL 35233

One Roof, the Continuum of Care (CoC) lead agency, informed their CoC members (First Light and FireHouse) that an important planning process was being undertaken and encouraged their active participation because the three agencies together represent all of the members of the Continuum. During the meeting, the agencies answered CoC Interview questions related to Homelessness in Birmingham. The Consolidated plan Team, also attended a Resource Fair sponsored by One Roof on

March 17, 2015, where the team gathered agency service information on additional Continuum members. Several of the Resource Fair members attended the Human Services Focus Group Meeting.

These organizations were consulted during the in-person Homeless focus group meeting. The goal of the meeting was to obtain information on the homeless needs of the clients served by the City and the results of that meeting are displayed below:

#	Agency /Group/Organization	Agency/Group/Organization Type
1	One Roof â&#128;&#147; CoC Lead Organization	Services â&#128;&#147; Homeless Provider
2	First Light Shelter	Services â&#128;&#147; Homeless Provider
3	FireHouse Shelter	Services â&#128;&#147; Homeless Provider

**Table 3 - Homeless/CoC Focus Goup Meeting Participants**

#### **Fair Housing Focus Group Meeting**

#### **Fair Housing Focus Group Meeting**

**Host:** Fair Housing Center of Northern Alabama

**Date:** Wednesday, March 18, 2015

**Time:** 1:00 PM – 3:00 PM

**Location:** 2612 Lane Park Road

Birmingham, Alabama 35223

The Fair Housing Center of Northern Alabama informed their partners, clients and program beneficiaries that an important planning process was being undertaken and encouraged active participation by beneficiaries. During the open forum the Consolidated Plan team provided an overview of the HUD Consolidated Planning process and asked each agency to provide a summary of services provided in Birmingham. The participants then identified impediments to Fair Housing and discussed the best way to address them collectively. The following Fair Housing impediments were discussed during the meeting:

- Home Purchase
- Mortgage Financing

- Advertising
- Public Improvements
- Securitizing Loans
- Realtor Practices
- Rental Housing
- Homeowners' Insurance
- Zoning
- Public Transportation
- Public Policies
- Public & Assisted Housing

These organizations were consulted during an in-person Fair Housing focus group meeting. The goal of the meeting was to obtain information on the impediments to Fair Housing of the clients served by the City.

#	Agency /Group/Organization	Agency/Group/Organization Type
1	Fair Housing Center of Northern Alabama	Housing, Services - Fair Housing
2	Neighborhood Housing Services in Birmingham	Housing, Services - Fair Housing
3	Pathways	Housing, Services - Fair Housing
4	Gateway	Housing

**Table 4 - Fair Housing Focus Group Meeting Participants**

### **Fair Housing - Analysis of Impediments**

The Analysis of Impediments to Fair Housing Choice (AI) is currently underway for the City of Birmingham. Cloudburst Consulting Group, in collaboration with Mullin & Lonergan Associates, has initiated the research and analysis required for this document.

The City's AI will incorporate the use of Opportunity Mapping to describe the disparity in access to community assets for members of the protected classes. The "Communities of Opportunity" model, developed by the Kirwan Institute at The Ohio State University, consists of a fair housing and community development framework that will assign each City census tract a score reflecting the degree to which its residents have access to determinants of positive life outcomes, such as good schools, jobs, stable housing, transit and the absence of crime and health hazards. This highly spatial model is map-based, representing the geographic footprint of inequality. The process of creating opportunity maps involves building a set of potential indicators of high and low opportunity, reflecting local issues as well as research literature validating connections between indicators and opportunity. Data will be collected at the smallest geographic unit possible for each indicator and organized into sectors (education, mobility, etc.), which will then be combined to create a composite opportunity map.

This methodology will be adapted to produce composite opportunity index scores for each census tract in the City. Six dimensions were identified, consistent with research best practices, issues of local relevance and the availability of data at a sub-municipal level: prosperity, labor market engagement, job access, mobility, school proficiency and community health.

Each dimension includes a collection of variables describing conditions for each census tract:

- Prosperity includes rates of family poverty and the receipt of public assistance (cash welfare, such as Temporary Assistance to Needy Families) to capture the magnitude of a given neighborhood's rate of poverty.
- Labor Market Engagement measures the level of employment, labor force participation, and educational attainment in each neighborhood to describe its local human capital.
- Job Access gives each census tract a score based on distance to all job locations, weighting larger employment centers more heavily. The distance from any single job location is positively weighted by the number of job opportunities at that location and inversely weighted by the labor supply (competition) of the location.
- Mobility is calculated based on commute times and the percent of people who travel to work via public transit.
- School Proficiency uses the results of the Adequate Yearly Progress (AYP) test by elementary, middle, and high school students as a proxy for educational quality. Rates of proficient scores for all grades for both the reading and math exams are combined into one overall score for each school district.
- Community Health for a given tract was calculated as a function of the number of residents without health insurance and low food access ranking by the USDA.

Based on the results of this analysis, the recommended fair housing strategies will look at (a) increasing affordable housing opportunities for members of the protected classes in higher opportunity areas and (b) expanding opportunity and improving the quality of life for those residing in opportunity-poor areas.

### **Affordable Housing Focus Group Meeting**

### **Affordable Housing Focus Group Meeting**

**Host:** Housing Authority of the Birmingham District

**Date:** Thursday, March 19, 2015

**Time:** 10:00 AM – 12:00 PM

**Location:** 1826 3rd Avenue South

Birmingham, AL 35255

The Housing Authority of the Birmingham District informed their partners, clients and program beneficiaries that an important planning process was being undertaken and encouraged active participation by beneficiaries. During the open forum the Consolidated Plan team provided an overview of the HUD Consolidated Planning process and asked each agency to provide a summary of services provided in Birmingham. The participants then identified Affordable Housing needs and discussed the best way to address them collectively. The following Affordable Housing needs were discussed during the meeting:

- Low- Income Families
- Very-Low Income Families
- Low-Income Homebuyers
- Geographic Priorities
- Transitional Housing
- Public & Private Sector Resources
- Seniors
- Rental Needs
- Special Needs

These organizations were consulted during an in-person Affordable Housing focus group meeting. The goal of the meeting was to obtain information on the affordable housing needs of the clients served by the City and the results of that meeting are displayed below:

#	Agency /Group/Organization	Agency/Group/Organization Type
1	Housing Authority of the Birmingham District	Housing, Services-Housing
2	Birmingham Housing	Housing
3	Metro Changers	Housing, Services-Housing
4	New Start Neighborhoods	Housing
5	1911 Development Group	Housing
6	Habitat for Humanity	Housing, Services-Housing

**Table 5 - Affordable Housing Focus Group Meeting Participants**

### **Public Input, Survey, and Public Hearings**

Public Input Sections- Public Input Sections-The Consolidated Plan was published for citizen comment for a thirty calendar day comment period from the date of publication on April 12, 2015, from the date of this publication. The summary is published in order to afford affected citizens an opportunity to examine contents and to submit comments.

Survey – The survey (made available via paper copy and online) sought input from housing and community development stakeholders and citizens of Birmingham with the purpose of identifying priority needs, reviewing and providing feedback on existing housing and community development conditions throughout Birmingham. The City received 525 responses to the survey. In the survey, community members highlighted the need for improved economic development within the City, as more than 90% of respondents indicated that economic development was a critical need facing the City. Likewise, community members also indicated that infrastructure improvements and safe and affordable housing were key needs within the City.

Public Hearings – Four public hearings were conducted on February 19, 2015, February 26, 2015, April 23, 2015 and April 30, 2015 with staff and members of City Council for the purpose of obtaining citizen views and responding to the Consolidated Plan. The hearings addressed housing and community development needs, development of proposed activities, and views of program performance. Through this process, opportunities to comment on the Consolidated Plan were afforded to citizens.

## **5. Summary of public comments**

Public Hearings – A total of ten comments were received during the first public hearing conducted on February 2015. No additional comments were received during the 30 day comment period April 10, 2015 – May 11, 2015. Comments listed below:

1. Disability Rights & Resources was very thankful for funds used to remove architectural barriers, that keep families in current homes independent, and with freedom safety ramps, bathroom modifications, stair chairs, and handrails these results are a high priority. He also shared some positive comments from previous participants.
2. Bridge Ministries primarily Homeless Prevention. There is no budget Rapid Re-housing available when needed, considering a separate application in connection with current shelter provider.
3. North Birmingham Food Bank has been with program for seven years and would like to give thanks for the funds she is receiving. They give out bags of food, take classes on how to deliver safe foods; food is delivered to seniors; and there are dependable volunteers. They would like to acquire 2 deep freezers, and would very much like the proposal to be considered.

4. Aletheia House COO for 24 years, no significant findings at site visits; always timely with reports and accurate. Twenty percent of the occupants served went on to permanent housing, in 2014 and leveraging with HUD as direct grantee and VA for rapid re-housing.
5. Family Connection Executive Director said “thanks”, first FED recognized street outreach program for the youth; and for runaway and homeless in Alabama. This is the only program study that shows within 2 weeks youth would be victim’s of sex abuse, now the new data points to 2 days. The goal is preventing them from becoming part of the adult homeless population, assist them with help on getting jobs, prepare them for GED, join the military, and help assist them with getting apartments and etc.
6. Pathways Executive Director for 5 years; there has been 15,000 visits last year; 130 in housing woman & children; 9,000 meals and etc., and how they helped, good stewards want to respond to trends. HUD as direct funded \$325,000 for Rapid Rehousing for 16 families.
7. AIDS Alabama South has ½ with HIV in country. Alabama 14,000 with 30% in Alabama HIV and recent meds and study show if they stay on meds it doesn’t transmit. We want people to have safe, descent, and affordable housing use funding for supportive services lots of transportation. Thank you, also trying to get more funding in South through legislative.
8. Corner Stone Communities for Veterans owner of Corner Stone Communities wanting to start a non-profit. The statistics show there are 3,000 Veterans in the City, we would like to assist with help to gain independence and gain a sense of self worth; there are also elderly or disabled veteran that we need to focus on that are 50 and older; criminal background check and VA hospital support required; bus route, bank, park, grocery store access in area and assisted care component.

#### **Summary of public comments (Continued)**

9. Gateway said” thanks”, in budget for long time out for about 4 years and back now. Financial education & literacy in group & 1 on 1 setting; statistics from HUD show positive homeownership correlation with financial education is the key.

10. Children’s Village Executive Director has been the director for 6 years. Words of the court 95% of house parents have degrees in counseling; unique that they take siblings; ultimate goal reunification of adoption; increase in honor roll kids; several volunteer and are active extracurricular; age 16 they have to leave career counseling.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

No comments or views were received that were not accepted.

## **7. Summary**

The consultation, citizen participation, and public comment process for this year's Consolidated Plan was unprecedented in its outreach and participation. Participation in meetings was enthusiastic and the discussions were spirited and beneficial. The potential for new and strengthened collaborations on community development issues were revealed with facilitated Focus Groups, and participants were eager to continue the dialog. The City and its stakeholders will continue this communication and encourage follow up meetings using a similar framework of topical Focus Groups and Sub-groups to identify strategic priorities throughout the period of this Plan.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

#### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	BIRMINGHAM	Community Development
HOPWA Administrator	BIRMINGHAM	Community Development
HOME Administrator	BIRMINGHAM	Community Development
ESG Administrator	BIRMINGHAM	Community Development

**Table 6 – Responsible Agencies**

#### Narrative

The following section provides a description of the consultation and resident outreach that took place as part of the Consolidated Planning process in Birmingham.

While primary responsibility for the management and administration of Consolidated Plan funding resides with the City's Community Development Department (CDD), Consolidated Plan-funded activities are carried out by numerous City departments and sub-recipient grantees. The knowledge, experience, and expertise of these partner organizations are critical in developing an effective and comprehensive Consolidated Plan that addresses the City's community development needs.

In addition to funding sub-recipients and other implementation partners, the City's Consolidated Plan operates within the broader context of the full City government, a metropolitan planning organization, and various local, state, and federal agencies. These organizations operate under multiple overlapping jurisdictions with a variety of responsibilities that contribute to the goals of the Consolidated Plan. In order to ensure that Consolidated Plan activities maximize the impact and leverage potential of each federal dollar spent, it is critical that the activities of these organizations coordinate and align with the City's community development goals. During the development of this Consolidated Plan, Community Development Department staff and the Cloudburst team consulted with over 40 individual agencies, groups, and organizations as described below.

#### Summary of Coordination Efforts

Coordination efforts with the agencies, organizations, and groups that participate in the implementation of activities and programs funded under this Consolidated Plan were comprised of four (4) major initiatives. A detailed description of each initiative is provided below:

#### **City Departmental Meetings & Outreach**

- Community Development Department
- Department of Public Works
- Citizen Advisory Board
- Housing Authority of the Birmingham District

#### **Housing and Social Service Agency Meetings**

- United Way of Greater Birmingham
- Jefferson County Council on Economic Opportunity
- Fair Housing Center of Northern Alabama
- Greater Birmingham Ministries
- One Roof (Homeless Continuum of Care)
- Firehouse Shelter
- JBS Mental Health Authority
- Birmingham Urban League

#### **Theme-Based Focus Group Meetings**

- Social/Human Services Focus Group and Subcommittee
- Affordable Housing Focus Group and Subcommittee
- Fair Housing Focus Group
- Homeless Services Focus Group
- Project Homeless Connect

#### **Interviews with Local Housing and Community Development Practitioners**

- Debra Love, Environmental Consultant
- Charles Williams, Former Birmingham City Councilman
- Lila Hackett, Fair Housing Specialist
- Ivan Holloway, Community Development Consultant

#### **Consolidated Plan Public Contact Information**

##### **Consolidated Plan Public Contact Information**

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The non-partisan Citizen Participation Program operates as a joint undertaking by Birmingham residents and city officials. To assist in the operation of the program, the Mayor's Office of Citizen Assistance (MOCA) has been delegated the responsibility for maintaining contact with citizens and city officials in matters dealing with the Citizen Participation Program. On file in the Mayor's Office of Citizen Assistance (MOCA) are the official map of neighborhoods and communities and the written description of the boundaries with street index by neighborhood.

The basic organizational element of the Citizen Participation Program is the Neighborhood Association (NA), one of which is in each neighborhood throughout the City. All residents of a neighborhood are members of the Neighborhood Association in that neighborhood. Voting membership in each NA is open to all residents of the neighborhood sixteen (16) years or older. Other citizens having an interest in the neighborhood, such as those who work or own property there, are entitled to attend neighborhood meetings and express their views; however, they are not eligible to vote or hold an elected office in the NA.

Regular Citizen Participation Program elections for neighborhood officers (i.e., president, vice president, secretary) shall be held once every two (2) years in even number years in October on a specific date set by the City utilizing polling places provided by the City. NA elections shall be conducted in accordance with pertinent provisions of Section VI of this Plan. In addition to the president, vice president, and secretary, a NA may elect additional officers in accordance with its bylaws. Official recognition of their election is made at the appropriate meeting of City Council to each citizen elected as a president, vice president, or secretary. All neighborhood officers must reside within the geographical boundaries of the neighborhood in which they were elected for the entire period they hold their NA position.

Continued below in the Discussion section.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

One Roof is the clearing house and center for coordination for the homeless Continuum of Care system of Central Alabama. As a continuum organization, One Roof coordinates services provided by homeless

agencies regionally. With Promise, One Roof member agencies are stronger, as they can collaborate with each other for services and projects and lean on each other for support. Member agencies are also more efficient because the continuum helps prevent duplicate services and helps agencies identify and fill gaps in services. One Roof advocates for people experiencing homelessness by providing internal and external education and working on a national level to bring HUD supporting housing dollars to the region.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

Three agencies in the continuum participated in a focus group meeting in March 2015 in which the following topics were discussed: the CoC's management/coordination process, performance standards, goals and objectives of the CoC, activities and projects administered to serve homeless populations, needs of low and extremely – low incomes populations who are considered at-risk, homelessness by race and ethnicities for Birmingham, nature/extent of homelessness by sheltered and unsheltered persons, need for transportation and transitional housing, and mainstream services such as health, mental health and employment services targeted to homeless persons.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 7 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	JCCEO-JEFFERSON COUNTY COMMITTEE FOR ECONOMIC OPPORTUNITY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
2	<b>Agency/Group/Organization</b>	URBAN MINISTRY, INC.
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
3	<b>Agency/Group/Organization</b>	PATHWAYS
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

4	<b>Agency/Group/Organization</b>	REV Birmingham
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
5	<b>Agency/Group/Organization</b>	GIRLS INC OF CENTRAL ALABAMA
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
6	<b>Agency/Group/Organization</b>	CHILDREN'S VILLAGE
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
7	<b>Agency/Group/Organization</b>	UNITED WAY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Education Service-Fair Housing Public Safety

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
8	<b>Agency/Group/Organization</b>	Boys and Girls Club of Central Alabama
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
9	<b>Agency/Group/Organization</b>	Positive Maturity, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

10	<b>Agency/Group/Organization</b>	Aletheia House
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
11	<b>Agency/Group/Organization</b>	Boy Scouts of America-Birmingham
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
12	<b>Agency/Group/Organization</b>	BRIDGE MINISTRIES, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Public Services

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
13	<b>Agency/Group/Organization</b>	CONSUMER CREDIT COUNSELING SERVICE OF CENTRAL ALABAMA-GATEWAY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
14	<b>Agency/Group/Organization</b>	National Alabama Corporation
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
15	<b>Agency/Group/Organization</b>	CHILDCARE RESOURCES, INC
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Employment

	<b>What section of the Plan was addressed by Consultation?</b>	Public Service
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
16	<b>Agency/Group/Organization</b>	AIDS ALABAMA
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
17	<b>Agency/Group/Organization</b>	GLENWOOD
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
18	<b>Agency/Group/Organization</b>	TITUSVILLE DEVELOPMENT CORP
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
19	<b>Agency/Group/Organization</b>	SHELBY COUNTY COMMISSION
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
20	<b>Agency/Group/Organization</b>	Four Winds West
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-homeless Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
21	<b>Agency/Group/Organization</b>	YMCA of Greater Birmingham
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Services-Employment Public Safety

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Public Safety
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
22	<b>Agency/Group/Organization</b>	BIG BROTHERS BIG SISTERS
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
23	<b>Agency/Group/Organization</b>	FAMILY SERVICES CENTER, INC.
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
24	<b>Agency/Group/Organization</b>	METRO CHANGERS, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
25	<b>Agency/Group/Organization</b>	One Roof, Inc
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
26	<b>Agency/Group/Organization</b>	FAIR HOUSING CENTER OF NORTHERN ALABAMA
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
27	<b>Agency/Group/Organization</b>	YWCA CENTRAL ALABAMA
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

28	<b>Agency/Group/Organization</b>	Sickle Cell Foundation, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Public Seives
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
29	<b>Agency/Group/Organization</b>	FIRST LIGHT, INC
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
30	<b>Agency/Group/Organization</b>	Firehouse Shelter
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
31	<b>Agency/Group/Organization</b>	NEIGHBORHOOD HOUSING SERVICES OF BIRMINGHAM, INC
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
32	<b>Agency/Group/Organization</b>	GREATER BIRMINGHAM HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
33	<b>Agency/Group/Organization</b>	New Start Neighborhood
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

### Identify any Agency Types not consulted and provide rationale for not consulting

Efforts were made to include as broad a group of community stakeholders as possible. No agency types were excluded from participation. It's possible an agency could have been inadvertently overlooked. If that is the case, the City encourages any agency to contact James S. Roberts, MPA, Senior Planner Community Development Department at (205) 254-2334 [James.Roberts@birminghamal.gov](mailto:James.Roberts@birminghamal.gov) to discuss any component of the Consolidated Plan.

### Other local/regional/state/federal planning efforts considered when preparing the Plan

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	One Roof	

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
RISE	City of Birmingham, Community Development Dept	RISE is a multifaceted neighborhood stabilization strategy under the coordination of the Office of Community Development. The acronym finds its origin in the initiative's focus areas: Removing Blight, Increasing Values, Strengthening Neighborhoods, and Empowering Residents. RISE combines community and economic development; promotes civic engagement and workforce development; and leverages public/private partnerships as a strategy to positively impact and strengthen the City of Birmingham. In doing so, RISE addresses the following four (4) areas of development and engagement: 1. Community Development 2. Economic Development 3. Workforce Development 4. Civic Engagement
Comprehensive Plan	City of Birmingham, Planning Division	After over 50 years, the City of Birmingham adopted its first Comprehensive Plan in 2013. The Comprehensive Plan provides a complete overview of housing policy, programs, and needs for the City in a single document. Key Strategic Plan Goals Identified in the Comprehensive Plan: Need for increased services for special needs, HIV/AIDS, and chronic homeless. Need for more public housing and subsidized units, some redevelopment leading to a loss of total units.

**Table 8 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

Each year as Neighborhood Associations, subrecipients, and stakeholders are sent copies of the draft Annual Action Plan and budget (or Consolidated Plan every five years), the City also sends the same documentation and requests comments from adjacent units of local government. This includes the cities of Bessemer and Hoover, and Jefferson County.

As detailed further in the Strategic Plan section of this Consolidated Plan, relative to lead-based paint hazards, the City works closely with Jefferson County's Health Department with surveys, referrals, education, and tests; as well as the City's access to services through the Alabama Department of Public Health bureaus of Family Health Services and Environment Services, and the Alabama Medicaid Agency. In an effort to promote and encourage consultation with state and local health and child welfare agencies, the City requested the input of the Prevention and Epidemiology Program senior staff at the Jefferson County Department of Health in the development of this Consolidated Plan. Using direct mailings, the City provided a copy of its proposed PY 2015 Annual Action Plan application schedule to

the Jefferson County Department of Health on February 10, 2015 and April 10, 2015, and also provided copies of its Notice of Public Hearings and Request for Proposals for its PY 2015 Consolidated Plan and Annual Action Plan. A summary of the City's Proposed PY 2015 Annual Action Plan was also provided for comment and review for a period of 30 days.

**Narrative (optional):**

Each NA, guided by its president, other elected officers, and members of their Advisory Group, should regularly analyze its own area in order to maintain a current listing of local problems, priorities, goals, and objectives. The NA should endeavor to solve those problems that are within its capabilities. Concerning the problems which are beyond its capabilities, the NA has, through its president (or in his/her absence, its vice president or designated representative) alternatives for action which include the following:

1. It may go to the Mayor's Office of Citizen Assistance (MOCA) which will forward and follow up on its requests for information and/or assistance to appropriate departments of city government.
2. It may go to its Community Advisory Committee, unite with other neighborhoods within its community, and thus gain support for its efforts.
3. It may go to the Citizens Advisory Board, unite with other areas outside of its community, and receive support for its efforts from outside parties.
4. It may go directly to other city departments with requests for information and/or assistance.
5. It may go directly to the Mayor and/or City Council to seek information and/or assistance.

Every year the City's draft Annual Action Plan and budget are presented at NA meetings for comment, (every five years for the Consolidated Plan) and citizens are encouraged to comment directly to the City's Community Development Department. Through this institutionalized process, public notifications, online surveys, and access via email or phone, opportunities to comment on the Consolidated Plan were afforded to all citizens.

## PR-15 Citizen Participation

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

As required by the City of Birmingham's Citizen Participation Plan, the City conducted a robust resident outreach as part of this Consolidated Planning process. Prior to the development of the Consolidated Plan, the City conducted a Community Meeting in which residents and stakeholders could comment on proposed priority needs, strategic goals, and projects.

The City also conducted a robust resident survey, in which it disseminated paper and web-based surveys to residents. To ensure a broad method of outreach, it sent surveys to neighborhood groups, stakeholders, and partners. The City also marketed the survey using Twitter and Facebook posts, advertising on the City website, and an email marketing campaign.

As a result of this outreach, the City received over 500 hundred responses from residents. The survey included basic demographic questions, questions about neighborhood and city conditions, community and public services, and fair housing issues.

A summary of all survey results will be provided as an appendix to the final Consolidated Plan. Full survey data and responses are available by request at the Community Development Department.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 9 – Citizen Participation Outreach



# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment of the Consolidated Plan, in conjunction with information gathered through consultations and the citizen participation process, will provide a picture of Birmingham's needs related to affordable housing, special needs housing, community development, and homelessness. The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priorities which form the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default data from the Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD based on 2007-2011 American Community Survey (ACS) Census, Birmingham's adopted Comprehensive Plan, and the *City of Birmingham Housing and Neighborhood Study* developed in late 2014 by GCR, Inc. under contract with the City's Community Development Department. Over the six month planning process, GCR and the City of Birmingham's Community Development Department embarked on an intensive assessment of Birmingham's housing needs and housing market by conducting in depth interviews with stakeholders, conducting surveys and phone polls of community members, and extensive data analysis. Other sources are noted throughout the Plan.

As defined by HUD, housing problems include:

- Units lacking a complete kitchen or plumbing facilities;
- Housing cost burden of more than 30 percent of the household income (for renters, housing costs include rent paid by the tenant plus utilities and for owners, housing costs include mortgage payments, taxes, insurance, and utilities);
- Severe housing cost burden of more than 50 percent of gross income; and
- Overcrowding which is defined as more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.

The following income categories are used throughout the Plan:

- Extremely low: households with income less than 30 percent of Area Median Income (AMI)
- Very low: households with income between 30 and 50 percent of AMI
- Low: households with income between 51 and 80 percent of AMI
- Moderate: households with income between 81 and 120 percent of AMI
- Above moderate: households with income above 120 percent of AMI

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Based on the data presented in tables below, there are 214,348 people residing in the City of Birmingham comprising 89,822 households. Of these households, 34,105 households (38.0%) are considered “extremely-low or very low-income” per HUD definitions. According to the 2007-2011 American Community Survey (ACS) 5-year Estimates, 51.2 percent of occupied housing units are owner-occupied and 48.8 percent are renter-occupied. The data shows that approximately 15,105 renter-households and 7,665 owner-households have some type of housing problem. That is equivalent to 37.5 percent of the households in the City of Birmingham. The vast majority of households in Birmingham with a housing problem have a housing affordability problem. Overcrowding and substandard units are far less common, according to Census data.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	242,820	214,348	-12%
Households	98,748	89,822	-9%
Median Income	\$26,735.00	\$31,898.00	19%

**Table 10 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

### Demographic Profile

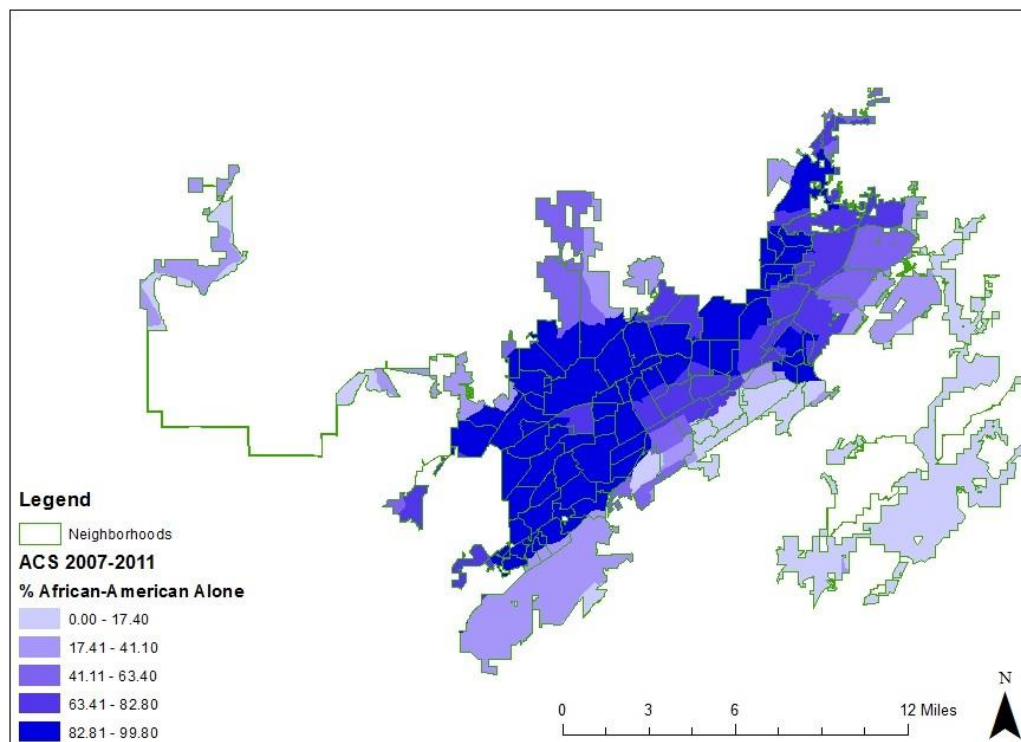
- Since 2000, Birmingham’s population has declined by 12%. As indicated in the Population Trends table, this decline represents a broader trend of population decline in the City since 1960 when the population reached more than 340,000.
- The City’s median income has risen by 19% in nominal terms in the same time frame. However, when adjusting for inflation this represents a decline in real income by over \$4,000 in this period.

Race/Ethnicity	Birmingham Share	Jefferson County Share	% Point Difference
African-American	73.76%	41.84%	31.92%
White	21.23%	52.08%	-30.85%
Latino	3.16%	3.65%	-0.49%

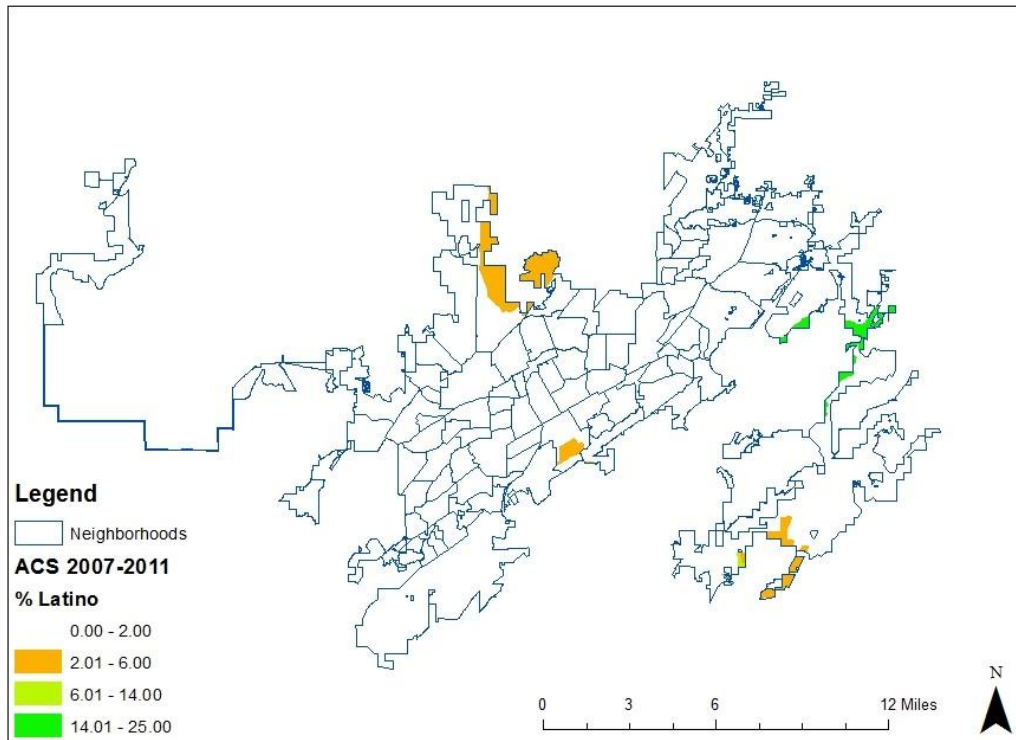
**Table 11 - Race/Ethnicity Profile**

## Race/Ethnicity Profile Description

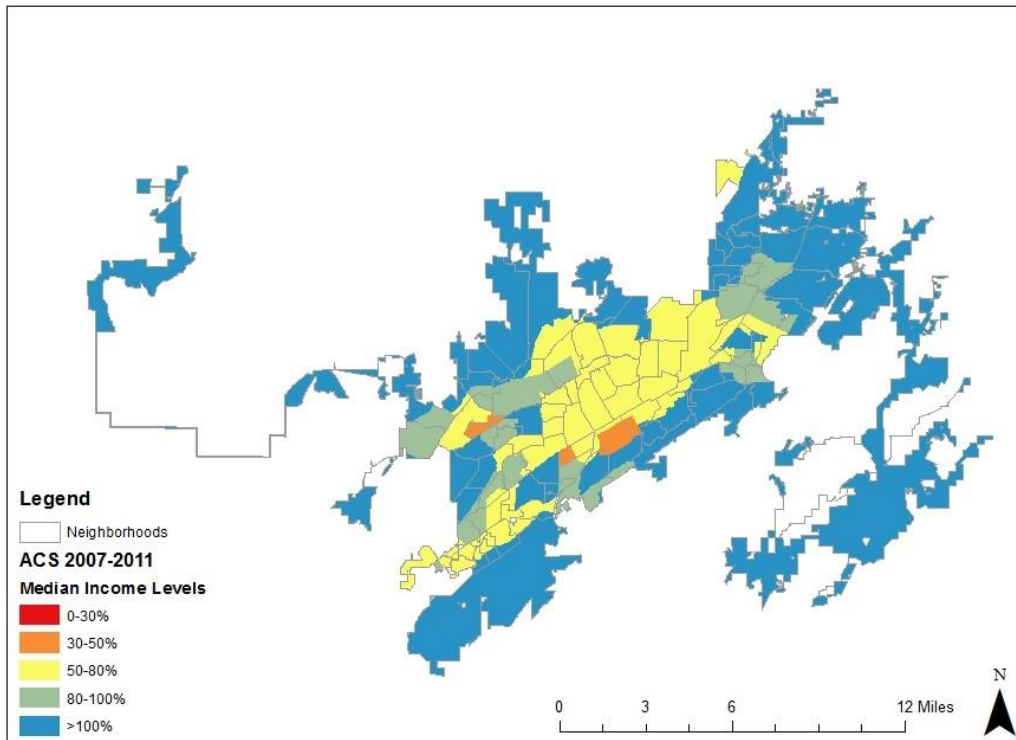
- 73.76% of Birmingham's population is African-American, nearly 32 percentage points more than Jefferson County's African American population.
- 21.23% of Birmingham's population is White, compared to 52.08% for Jefferson County. The map below indicates the share of the African-American population by census tract. As illustrated, the majority of neighborhoods, except for those in the south central portion of the City are predominately African American.
- Birmingham's Latino population is just over 3%, just below the rate for all of Jefferson County.



## Share of African American Population by Census Tract



**Share of Latino Population by Census Tract**



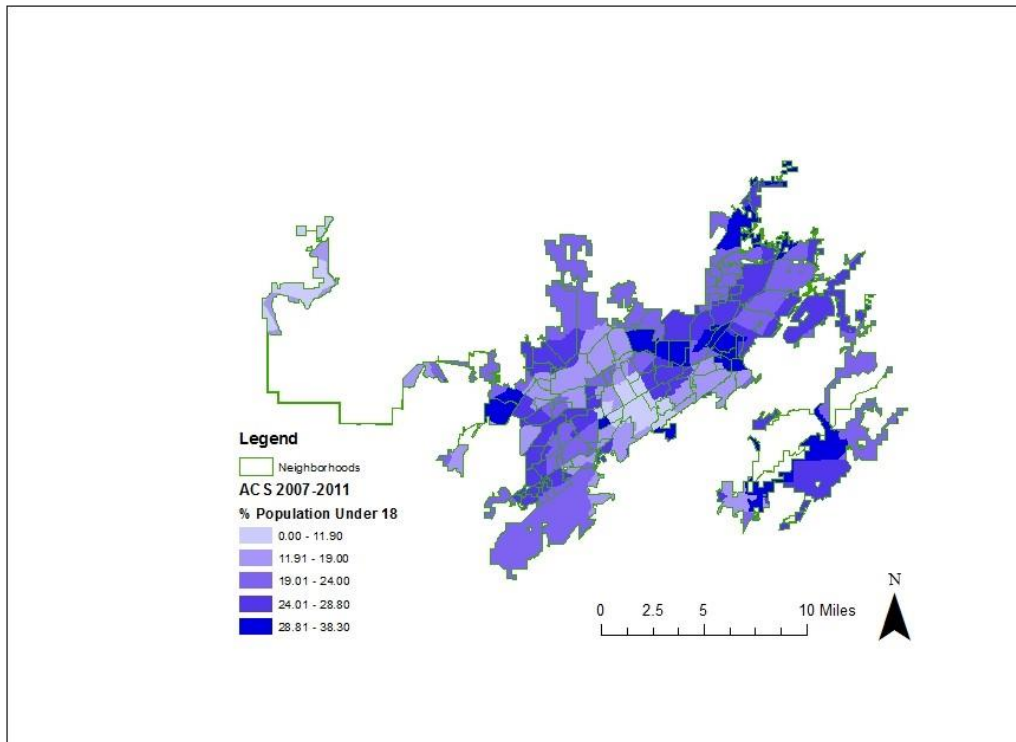
## Median Income Levels by Census Tract

### Median Income Levels Description

- The median household income in Birmingham is \$31, 898. The map to the left illustrates the median household income level in five category breaks that align with HUD income categories of median income\* (0-30%, 30-50%, 50-80%, 80-100%, and greater than 100%).
- As illustrated, the majority of the census tracts in the central and north central part of the City have a median income between 50-80% of Birmingham's median income (between \$15,913 - \$25,461).
- Parts of neighborhoods Five Points South, North Titusville, Southside, Tuxedo, and Ensley all have median incomes between 30-50% of Birmingham's median income.

Age Range	Birmingham	Jefferson County
0-17	22.28%	23.61%
18-24	11.25%	9.77%
25-64	53.94%	53.53%
65+	12.53%	13.09%

**Table 12 - Population Age**

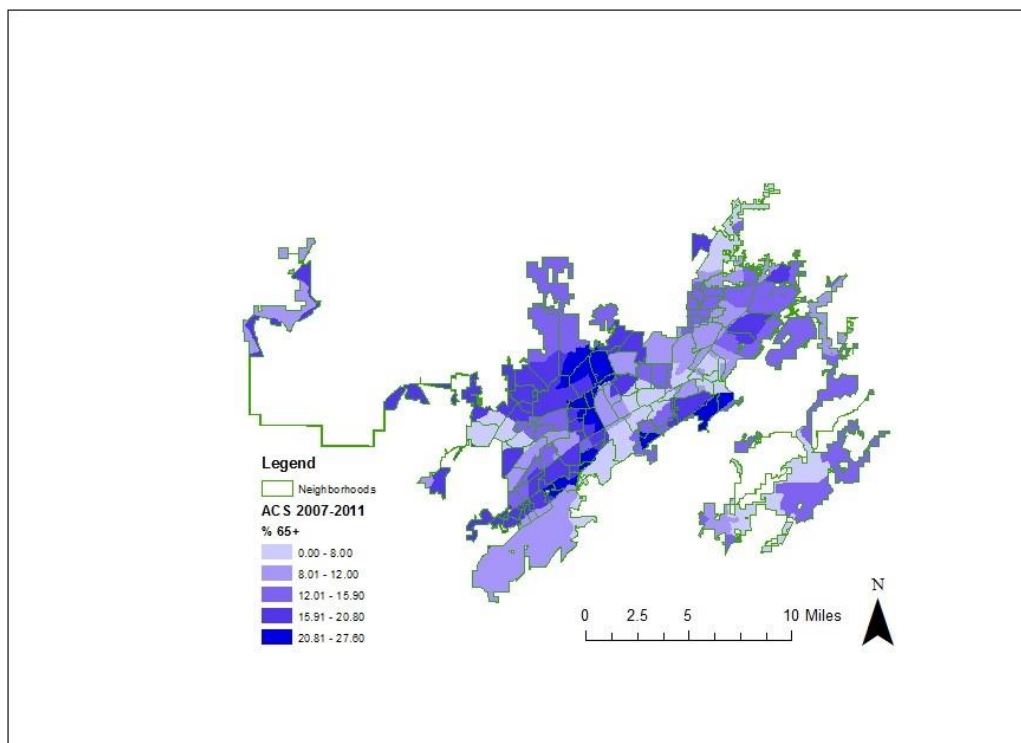


### Share of <18 by Census Tract

### Share of <18 by Census Tract Description

- Birmingham's population breakdown by age is very similar to the population breakdown by age in Jefferson County.
- Slightly more than one third of Birmingham's population is under the age of 24.

- Approximately 54% of Birmingham's population is between the age of 25 and 64.
- The highest concentrations of Birmingham's elderly population is primarily in the west, west-central portion of the City.
- The highest concentration of Birmingham's population under 18 is in the eastern portion of the City.



### Share of 65+ by Census Tract

## Number of Households Table

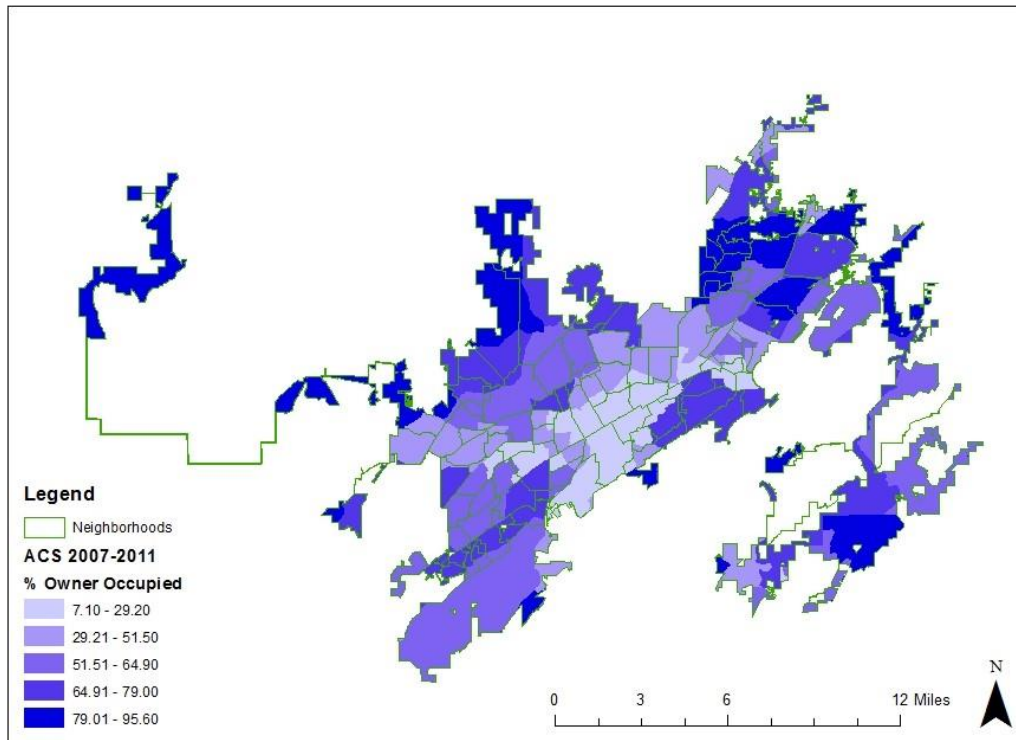
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	19,940	14,165	17,470	9,120	29,115
Small Family Households	6,440	5,120	6,390	3,890	13,585
Large Family Households	940	1,100	1,200	555	1,249
Household contains at least one person 62-74 years of age	3,230	2,590	2,690	1,245	4,750
Household contains at least one person age 75 or older	2,440	2,365	2,130	780	2,374
Households with one or more children 6 years old or younger	3,685	2,550	2,635	1,380	1,585

**Table 13 - Total Households Table**

Data 2007-2011 CHAS  
Source:

## Household Type by Income Level Description

- 57.4% of all Birmingham households (89,822 households) are extremely low-income, very low-income, or low-income, with incomes ranging from 0-80% of Area Median Income (AMI). 22% are extremely low-income (19,940 households at 0-30% AMI) 16% are very low-income (14,165 households at 30-50% AMI) 19% are low-income (17,470) households at 50-80% AMI)
- The majority of family households in Birmingham are small households (less than five people per household), accounting for more than 87% of all family households.
- When examining households with at least one elderly person (and accounting for double counting), approximately 30.5% of all households have at least one person over the age of 60. See the map above for the share of elderly persons by census tract.
- Slightly more than 13% of all households have at least one young child (age 6 or younger). See the map above for the share of persons under the age of 18 by census tract.



### **% Owner Occupied Units (2007-2011)**

#### **% Owner Occupied Units (2007-2011) Description**

- Birmingham's owner-occupied units are primarily concentrated outside of the City Center and on the periphery of the City's boundaries.
- The central and south-central portion of the City has the highest concentration of renter-occupied units.
- Areas with high owner-occupied rates correspond to areas with areas with incomes greater than Birmingham's median income.

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	210	90	85	115	500	140	100	35	25	300
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	40	25	55	35	155	0	25	4	0	29
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	345	325	210	65	945	20	95	125	50	290
Housing cost burden greater than 50% of income (and none of the above problems)	9,110	2,625	460	55	12,250	3,235	1,960	1,265	190	6,650

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	1,655	3,520	3,535	375	9,085	960	1,430	2,670	1,330	6,390
Zero/negative Income (and none of the above problems)	1,260	0	0	0	1,260	395	0	0	0	395

**Table 14 – Housing Problems Table**

Data 2007-2011 CHAS  
Source:

## 2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	9,710	3,060	810	265	13,845	3,395	2,185	1,430	260	7,270
Having none of four housing problems	3,585	5,395	8,375	3,940	21,295	1,600	3,530	6,860	4,650	16,640
Household has negative income, but none of the other housing problems	1,260	0	0	0	1,260	395	0	0	0	395

**Table 15 – Housing Problems 2**

Data 2007-2011 CHAS  
Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,140	2,735	1,550	8,425	1,185	1,100	1,819	4,104
Large Related	605	520	205	1,330	140	345	230	715
Elderly	1,985	920	365	3,270	2,070	1,510	1,015	4,595
Other	4,515	2,235	1,895	8,645	945	605	905	2,455
Total need by income	11,245	6,410	4,015	21,670	4,340	3,560	3,969	11,869

**Table 16 – Cost Burden > 30%**

Data 2007-2011 CHAS  
Source:

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,600	1,135	70	4,805	1,010	700	564	2,274
Large Related	530	140	85	755	115	160	15	290
Elderly	1,390	335	10	1,735	1,420	770	315	2,505
Other	4,050	1,100	290	5,440	795	400	360	1,555
Total need by income	9,570	2,710	455	12,735	3,340	2,030	1,254	6,624

**Table 17 – Cost Burden > 50%**

Data 2007-2011 CHAS  
Source:

### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	375	215	180	100	870	20	65	50	25	160

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	20	110	45	0	175	0	55	79	25	159
Other, non-family households	0	25	45	0	70	0	0	0	0	0
Total need by income	395	350	270	100	1,115	20	120	129	50	319

**Table 18 – Crowding Information – 1/2**

Data 2007-2011 CHAS  
Source:

## Housing Problems

- Lower income households have higher rates of housing problems[CAM1] . The four housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than one person per room (overcrowding); and 4) Cost burden greater than 30% (share of income devoted to housing costs). This relationship between low incomes and housing problems holds true for both renters and owners, although the number of renters experiencing housing problems in Birmingham exceeds the number of owners experiencing them: 24,195 renter households as opposed to 14,054 owner households.
- Birmingham’s most common housing problem that affects households is being severely cost burdened, with 49% of all households (50.63% of renters and 47.32% of owners) paying more than 50% of their income towards housing costs. Nearly all of the severely cost burdened renter households are those with low/moderate incomes.
- The second most frequent housing problem experienced for renters and owners is having a housing cost-burden, defined as paying more than 30% but less than 50% of household income for housing, including utilities. 40% of households (37% of renters and 45% of owners) are cost burdened, and are paying more than 30% of their income towards housing costs. Cost burden follows close to a similar pattern for homeowners, with the highest rates of incidence occurring for those earning 50-80% AMI (16,690 households), followed by those earning 80-100% AMI (11,225 households), and those earning 0-30% and 30-50% AMI experiencing are equal cost burden (10,100 and 9,725 households, respectively). This is reflective of the fact that many households find themselves overextended in order to achieve homeownership in Birmingham’s housing market.
-

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 19 – Crowding Information – 2/2

Data Source  
Comments:

### Describe the number and type of single person households in need of housing assistance.

Birmingham does not collect specific data on single person households nor is this data provided by HUD in the eCon Planning Suite. To estimate the number of single person households in need of housing assistance, Birmingham gathered data from the United States Census Bureau American Community Survey 2007-2011 B11001 table.

Applying this share (85%) to the “Other” category, the category for non-family households, in the cost burdened tables (Tables 3 above), the number of single person households most in need of housing assistance are extremely-low-, low-, and moderate-income renter households

More than 9,400 single-person households (11,100 total cost burdened “Other” category) in the City are cost-burdened and may require some level of housing assistance. This problem is most prevalent for extremely-low income households.

### Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

- According to the American Community Survey 2009-2011 S1810 table that estimates the total number of individuals who are disabled in Birmingham, an estimated 35,817 individuals are living with a disability, accounting for 17.1% of the total population in Birmingham: Population under 5 years old with a disability – 14 individuals or 0.1% of the population within this age range Population 5 to 17 years old with a disability – 3,173 individuals or 9.9% of the population within in this age range Population 18 to 64 years old with a disability – 21,105 individuals or 15.5% of the population within this age range Population 65 years old and over with a disability – 11,525 or 44.1% of the population within this age range

### What are the most common housing problems?

### Are any populations/household types more affected than others by these problems?

- Renter households are most affected by housing problems, with 60% of renters experiencing one or more problems, compared with only 40% of owners.
- Extremely low-income renter and owner households are the most affected by housing problems.
- 89% (34,375 households) including both renters and owners are cost burdened, this is the most common housing problem while, overcrowding, substandard housing and zero/negative income complete the other 11 % (4,888 households). For renters, with households earning less than 30% AMI experiencing the greatest incidence of cost burden (12,620 households). The next highest rates of cost burden for renters occurs for those earning 30-50% AMI (6,585 households), followed by those earning 50-80% AMI (4,345 households) and those earning 80-100% AMI (645 households). Cost burden follows a similar pattern for homeowners, with the highest rates occurring for those earning 0-30% AMI (4,750 households), followed by those earning 50-80% AMI (4,099 households), those earning 30-50% AMI (3,610 households) and last those earning 80-100% AMI (1,595 households). Other category renters and Elderly homeowner households experience cost burdens greater than 30% and less than 50% of income more than other family types surveyed. Other households represent 40% of all renters with a cost burden greater than 30% of income and 39% of the Elderly homeowners, respectively. While cost burden households greater than 50% of income account for 64% of other category renters and 38% of elderly owners.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

- According to the 2007-2011 American Community Survey, 27.3% of individuals and 22.5% of families lived below the poverty level in Birmingham. The percent of children less than 18 years of age who lived in poverty was 41.9%.
- The 2000 median income was \$26,735 and the 2011 median income estimate of \$31,898 shows at 19% change between the years. However, when adjusting for inflation, the change in income between 2000 and the 2007-2011 period reflects a decline in real income of nearly \$2,000 or - 6.1%. (The 2000 income of 26,735 when adjusted for inflation is actually \$33,854 in 2010 dollars.)
- According to the National Low Income Housing “Out of Reach 2014” report, the annual income needed to afford a 2 Bedroom apartment in the Birmingham area is \$29,720, about \$2,200 a month.
- Few families entering the homeless system have sufficient income to afford Fair Market Rent.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

- The households most susceptible to becoming homeless are households who are at less than 30% median income and are severely cost-burdened (paying more than 50% of their income for rent).
- Other populations disproportionately at risk of becoming homeless are victims of domestic violence, substance abuse, those with severe mental health problems and people exiting incarceration.
- The lowest income households frequently living in overcrowded and substandard conditions are likely to be providing short-term housing solutions.
- Young families and young adult individuals living with other family members and are likely to be displaced due to family issues or the need of the primary occupant to rent the room that the at-risk household is living in.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

- In addition to the at-risk characteristic indicated above, the characteristics most commonly linked with housing instability and an increased risk of homelessness include high cost burden, lack of jobs and high unemployment rate, personal circumstances, and a tight rental market.
- Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI at greatest risk of becoming homeless.

## **Discussion**

The City's housing programs focus on the needs of the populations represented in the tables in this section. HUD and regulatory requirements restrict assistance to households at 80% of the median income or lower ("Birmingham's income"). Given local market conditions, homeownership costs remain high, although they have diminished somewhat during the recent economic downturn. Even with funding limitations and cutbacks, the City will continue to focus its HUD Community Planning and Development (CPD) funds to support activities across the housing needs spectrum, seeking to increase and improve affordable housing stock, preserve existing affordable rental housing, rehabilitate existing single- and multi-family housing, provide down payment assistance to first time home buyers, and to affirmatively further fair housing.

As a result of the tornados experienced in Birmingham in 2011, the City received an allocation Community Development Block Grant Disaster Recovery (CDBG-DR) funds. As part of the allocation for these funds, the City identified that there was a significant need for both rental and non-rental housing,

especially in the Pratt City neighborhood as a result of the damage sustained by the tornado. The City has allocated a portion of its CDBG-DR funds to address these needs.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total households within the jurisdiction at a particular income level. The tables below indicate the share of households by race/ethnicity and income level experiencing one or more of the four housing problems. The four housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than one person per room (overcrowding); and 4) Cost burden greater than 30% (share of income devoted to housing costs).

To calculate disproportionate need for each race/ethnicity, Birmingham has calculated the share of the total number of households with one or more housing problems that is from a particular race/ethnicity and compared that figure to the share of all Birmingham households at that income level that experience the problem. (Share of Race/Ethnicity = “# of households for that race/ethnicity with one or more housing problem / total # of households for that race/ethnicity.”)

According to the 2010 Decennial Census, the total population of Pacific Islanders in Birmingham 0% of the total population and the total population of American Indian and Alaska Natives is 0.2% of the total population). Given the low share of these populations, the estimates from the American Community Survey and Comprehensive Housing Affordability Strategy datasets for specific income levels present skewed data with relatively large margins of error. As such, these populations are not included in the analysis.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,725	2,570	1,655
White	1,830	365	190
Black / African American	13,430	2,160	1,405
Asian	55	20	15
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	270	20	35

Table 20 - Disproportionally Greater Need 0 - 30% AMI

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 0%-30% of Area Median Income

Almost four out of five Birmingham households (79%) in the 0%•30% Area Median Income bracket experience at least one housing problem. The share for each race/ethnicity is as follows:

- White: 77%
- Black/African American: 79%
- Asian: 61%%
- Hispanic: 83%

The shares for the other races/ethnicities, is not greater than ten percentage points and therefore does not represent a disproportionate greater need at this income level. The absolute number of 0 to 30% Area Median Income Black/African American households is 5 times greater than the number of White, Asian and Hispanic households combined at this income level experiencing one more housing problems, representing 85%.

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,190	3,970	0
White	1,885	820	0
Black / African American	7,930	3,040	0
Asian	40	55	0
American Indian, Alaska Native	15	10	0
Pacific Islander	0	0	0
Hispanic	285	40	0

**Table 21 - Disproportionally Greater Need 30 - 50% AMI**

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

The share of households in Birmingham at 30-50% Area Median Income experiencing at least one housing problem is 71%. The share for each race/ethnicity is as follows:

- White: 70%
- Black/African American: 72%
- Asian: 42%
- Hispanic: 88%

The shares for Hispanic households is greater than 10 percentage points higher than the incidence for households of any race and therefore represents a potential disproportionate greater need at this income for Hispanic households. The shares for the other races/ethnicities, is not greater than ten percentage points and therefore does not represent a disproportionate greater need at this income level.

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,440	9,030	0
White	1,670	1,870	0
Black / African American	6,445	6,680	0
Asian	74	99	0
American Indian, Alaska Native	10	90	0
Pacific Islander	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	220	240	0

**Table 22 - Disproportionally Greater Need 50 - 80% AMI**

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

The share of households in Birmingham at 50-80% Area Median Income experiencing at least one housing problem is 48%. The share for each race/ethnicity is as follows:

- White: 47%
- Black/African American: 49%
- Asian: 43%
- Hispanic: 47%

Households in the 50 to 80% of Area Median Income experience housing problems at close to the same rate across race and ethnicity. The shares for each race/ethnicity, is not greater than ten percentage points and therefore do not represent a disproportionate greater need at this income level.

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,235	6,885	0
White	760	1,770	0
Black / African American	1,455	4,535	0
Asian	10	195	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	0	335	0

**Table 23 - Disproportionally Greater Need 80 - 100% AMI**

Data 2007-2011 CHAS

Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### **80%-100% of Area Median Income**

The share of total households at 80-100% Area Median Income experiencing at least one housing problem is 24%. The share for each race/ethnicity is as follows:

- White: 30%
- Black/African American: 24%
- Asian: 4%
- Hispanic: 25%

Households in the 80 to 100% of Area Median Income experience housing problems at close to the same rate across race and ethnicity. The shares for each race/ethnicity, is not greater than ten percentage points and therefore do not represent a disproportionate greater need at this income level.

### **Discussion**

The following groups have disproportionately greater needs:

The share for Hispanic households in the 30% - 50% of AMI is greater than 10 percentage points higher than the incidence for households of any race and therefore represents a potential disproportionate greater need at this income level for housing problems for Hispanic households. Hispanic households have the lowest rate of homeownership, possibly due to recent entry to the country or region, lack of English proficiency, or legal residency status. The Latino population in Birmingham only accounts for

3.6% of the total population in Birmingham (2010 Census). This share, however, has more than doubled since the 2000 Census. According to the *City of Birmingham Housing And Neighborhood Study*; “since 2000, Birmingham has seen an influx of Hispanics and Latinos who have settled in the eastern section of the city. In fact, the Hispanic population is the fastest growing ethnic group in the state, and the largest concentration of Hispanics, 24,770, is in Jefferson County, accounting for 3.8 percent of Jefferson County’s total population. The Woodlawn neighborhood has the highest Latino/Hispanic population.”

The City recognizes this disproportionate need and during this Consolidated Plan cycle, the City will collaborate closely with the Birmingham based *Hispanic Interest Coalition of Alabama*, service providers, fair housing providers, and housing developers to monitor the needs of the low-income Hispanic population and access to safe and affordable housing.

## **NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205**

### **(b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

#### **Introduction**

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total households within the jurisdiction at a particular income level. The tables below indicate the share of households by race/ethnicity and income level experiencing one or more of the four housing problems. The four housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than one person per room (overcrowding); and 4) Cost burden greater than 30% (share of income devoted to housing costs).

To calculate disproportionate need for each race/ethnicity, Birmingham has calculated the share of the total number of households with one or more housing problems that is from a particular race/ethnicity and compared that figure to the share of all Birmingham households at that income level that experience the problem. (Share of Race/Ethnicity = “# of households for that race/ethnicity with one or more housing problem / total # of households for that race/ethnicity.”)

According to the 2010 Decennial Census, the total population of Pacific Islanders in Birmingham 0% of the total population and the total population of American Indian and Alaska Natives is 0.2% of the total population). Given the low share of these populations, the estimates from the American Community Survey and Comprehensive Housing Affordability Strategy datasets for specific income levels present skewed data with relatively large margins of error. As such, these populations are not included in the analysis.

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total households within the jurisdiction at a particular income level. The tables below indicate the share of households by race/ethnicity and income level experiencing one or more of the four housing problems. The four housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than one person per room (overcrowding); and 4) Cost burden greater than 30% (share of income devoted to housing costs).

To calculate disproportionate need for each race/ethnicity, Birmingham has calculated the share of the total number of households with one or more housing problems that is from a particular race/ethnicity and compared that figure to the share of all Birmingham households at that income level that experience the problem. (Share of Race/Ethnicity = “# of households for that race/ethnicity with one or more housing problem / total # of households for that race/ethnicity.”)

According to the 2010 Decennial Census, the total population of Pacific Islanders in Birmingham 0% of the total population and the total population of American Indian and Alaska Natives is 0.2% of the total population). Given the low share of these populations, the estimates from the American Community Survey and Comprehensive Housing Affordability Strategy datasets for specific income levels present skewed data with relatively large margins of error. As such, these populations are not included in the analysis.

### 0%-30% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	13,105	5,185	1,655
White	1,665	530	190
Black / African American	11,110	4,485	1,405
Asian	55	20	15
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	185	105	35

**Table 24 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 0%-30% of Area Median Income

Almost four out of five Birmingham households (79%) in the 0%–30% Area Median Income bracket experience at least one housing problem. The share for each race/ethnicity is as follows:

- White: 77%
- Black/African American: 79%
- Asian: 61%
- Hispanic: 83%

The shares for the other races/ethnicities, is not greater than ten percentage points and therefore does not represent a disproportionate greater need at this income level. The absolute number of 0 to 30% Area Median Income Black/African American households is 5 times greater than the number of White, Asian and Hispanic households combined at this income level experiencing one more housing problems, representing 85%.

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,245	8,925	0
White	995	1,715	0
Black / African American	4,120	6,850	0
Asian	25	75	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	80	250	0

**Table 25 – Severe Housing Problems 30 - 50% AMI**

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

The share of households in Birmingham at 30-50% Area Median Income experiencing at least one housing problem is 71%. The share for each race/ethnicity is as follows:

- White: 70%
- Black/African American: 72%
- Asian: 42%
- Hispanic: 88%

The shares for Hispanic households is greater than 10 percentage points higher than the incidence for households of any race and therefore represents a potential disproportionate greater need at this income for Hispanic households. The shares for the other races/ethnicities, is not greater than ten percentage points and therefore does not represent a disproportionate greater need at this income level.

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,240	15,235	0
White	545	2,995	0
Black / African American	1,515	11,610	0
Asian	29	144	0
American Indian, Alaska Native	10	90	0
Pacific Islander	0	0	0
Hispanic	140	325	0

**Table 26 – Severe Housing Problems 50 - 80% AMI**

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

The share of households in Birmingham at 50-80% Area Median Income experiencing at least one housing problem is 48%. The share for each race/ethnicity is as follows:

- White: 47%
- Black/African American: 49%
- Asian: 43%
- Hispanic: 47%

Households in the 50 to 80% of Area Median Income experience housing problems at close to the same rate across race and ethnicity. The shares for each race/ethnicity, is not greater than ten percentage points and therefore do not represent a disproportionate greater need at this income level.

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	530	8,590	0
White	160	2,370	0
Black / African American	365	5,625	0
Asian	0	205	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	0	335	0

**Table 27 – Severe Housing Problems 80 - 100% AMI**

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

The share of total households at 80-100% Area Median Income experiencing at least one housing problem is 24%. The share for each race/ethnicity is as follows:

- White: 30%
- Black/African American: 24%
- Asian: 4%
- Hispanic: 25%

Households in the 80 to 100% of Area Median Income experience housing problems at close to the same rate across race and ethnicity. The shares for each race/ethnicity, is not greater than ten percentage points and therefore do not represent a disproportionate greater need at this income level.

## Discussion

The following groups have disproportionately greater needs:

The shares for Hispanic households in the 50% - 80% of AMI is greater than 10 percentage points higher than the incidence for households of any race and therefore represents a potential disproportionate greater need at this income level for housing problems for Hispanic households. Hispanic households have the lowest rate of homeownership, possibly due to recent entry to the country or region, lack of English proficiency, or legal residency status. The Latino population in Birmingham only accounts for 3.6% of the total population in Birmingham (2010 Census). This share, however, has more than doubled since the 2000 Census. According to the *City of Birmingham Housing And Neighborhood Study*; “since 2000, Birmingham has seen an influx of Hispanics and Latinos who have settled in the eastern section of the city. In fact, the Hispanic population is the fastest growing ethnic group in the state, and the largest concentration of Hispanics, 24,770, is in Jefferson County, accounting for 3.8 percent of Jefferson County’s total population. The Woodlawn neighborhood has the highest Latino/Hispanic population.”

The City recognizes this disproportionate need and during this Consolidated Plan cycle, the City will collaborate closely with the Birmingham based *Hispanic Interest Coalition of Alabama*, service providers, fair housing providers, and housing developers to monitor the needs of the low-income Hispanic population and access to safe and affordable housing.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total households within the jurisdiction at a particular income level. The tables below indicate the share of households by race/ethnicity and income level experiencing one or more of the four severe housing problems. The four housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than 1.5 person per room (overcrowding); and 4) Cost burden greater than 50% (share of income devoted to housing costs).

To calculate disproportionate severe need for each race/ethnicity, Birmingham has calculated the share of the total number of households with one or more severe housing problems that is from a particular race/ethnicity and compared that figure to the share of all Birmingham households at that income level that experience the problem. (Share of Race/Ethnicity = “# of households for that race/ethnicity with one or more housing problem / total # of households for that race/ethnicity.”)

According to the 2010 Decennial Census, the total population of Pacific Islanders in Birmingham 0% of the total population and the total population of American Indian and Alaska Natives is 0.2% of the total population). Given the low share of these populations, the estimates from the American Community Survey and Comprehensive Housing Affordability Strategy datasets for specific income levels present skewed data with relatively large margins of error. As such, these populations are not included in the analysis.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	23,405	15,895	19,625	1,770
White	15,840	3,660	3,205	190
Black / African American	32,390	13,355	16,110	1,520
Asian	765	120	79	15
American Indian, Alaska Native	165	40	10	0
Pacific Islander	0	0	0	0
Hispanic	1,155	375	295	35

Table 28 – Greater Need: Housing Cost Burdens AMI

**Data** 2007-2011 CHAS  
**Source:**

## **Discussion:**

The share of total households in Birmingham that are cost burdened (30-50% income spent on housing costs) is 19.7%. The share of total households in Birmingham that are severely cost burdened (more than 50%) is 22.1%.

The share for each race/ethnicity follows:

### **Cost Burdened (30-50%)**

- White: 16%
- Black/African American: 21%
- Asian: 12%
- Hispanic: 20%

### **Severely Cost Burdened (>50%)**

- White: 14%
- Black/African American: 25%
- Asian: 8%
- Hispanic: 16%

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

- A racial or ethnic group can have a disproportionately greater need and still have dramatically fewer households experiencing a housing problem than households in other racial or ethnic groups.
- In the Needs Assessment 15-25 screens, several racial and ethnic groups have disproportionately greater needs than the needs of the City of Birmingham population as a whole in a specific income categories. These include:

### Housing Problems

#### *30-50% AMI*

- Hispanic

### Severe Housing Problems

#### *50-80% AMI*

- Hispanic

### Cost Burden

- None are in disproportionately greater need

**If they have needs not identified above, what are those needs?**

Per the Comprehensive Housing Affordability Strategy (CHAS) data estimates used for the development of this Consolidated Plan, the needs for races/ethnicities are indicated above. Income categories have other, more general needs, as described in NA-10 and the Housing Market Analysis.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

## NA-35 Public Housing – 91.205(b)

### Introduction

The City is within the service area of the Housing Authority of Birmingham District (HABD). The data presented in tables below is data gathered and tabulated by the Housing Authority.

The Birmingham Authority serves over 8,500 households in the City between traditional public housing developments and tenant-based and project-based housing vouchers. The average income of households in public housing is \$8,813 while it is slightly higher for voucher holders at \$10,640. Between vouchers and public housing units, the Housing Authority serves just under 900 elderly residents of Birmingham.

The mission of the HABD is to be “the leader in making available excellent, affordable housing for low- and moderate-income through effective management and the wise stewardship of public funds.”

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	25	4,187	4,578	20	4,508	45	0	0

**Table 29 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Data Source:** PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	5,161	8,813	10,640	10,652	10,597	14,649	0
Average length of stay	0	2	5	6	4	6	1	0
Average Household size	0	1	2	2	1	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	3	599	285	1	280	2	0
# of Disabled Families	0	6	863	1,139	18	1,088	31	0
# of Families requesting accessibility features	0	25	4,187	4,578	20	4,508	45	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 30 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	4	38	70	5	61	4	0	0
Black/African American	0	21	4,140	4,506	15	4,445	41	0	0
Asian	0	0	1	0	0	0	0	0	0
American Indian/Alaska Native	0	0	6	2	0	2	0	0	0
Pacific Islander	0	0	2	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 31 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	126	149	2	146	1	0	0
Not Hispanic	0	25	4,061	4,429	18	4,362	44	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 32 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Public Housing continues to face significant challenges including public stigma, racial and economic isolation, and limited funds for property management or maintenance. Capital improvements, workforce training, and good property management can have a major impact on the lives of public housing residents in Birmingham, but location and transportation has often played a role in isolating public housing communities.

As of July 2014, the Housing Authority of the Birmingham District (HABD) had a total of 5,517 units of public housing and 5,188 of Housing Choice vouchers across the City of Birmingham. This makes one of the largest landlords in the City, and presents the City with the opportunity to positively impact the lives of its residents, as well neighborhoods that contain HABD communities. The Housing Authority also has 27 units set aside for Tenants under protection, 62 Hope VI, and 255 for VASH.

The Housing Authority currently serves 2,008 households in which at least one person has a disability. More so, over 8,000 households have requested some form of accessibility features. The Housing Authority has policies and procedures in place to provide reasonable accommodations for disabilities as requested by current residents.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Within the City of Birmingham, there is a need for more public housing and subsidized units. Birmingham has a much higher rate of cost burden, with 41% of households paying too much for housing and 23% paying more than half their income for housing. This indicates that despite Birmingham's relative affordability, there are concentrations of very low and extremely low income households who face extreme challenges in finding decent, affordable housing. There is a need within Birmingham for the following:

- Replace distressed public and assisted housing with high-quality mixed income housing that is well- managed and responsive to the needs of the surrounding neighborhoods.
- Improve education outcomes and integration mobility for youth and supports delivered directly to youth and their families.
- Create the conditions necessary for public and private re-investment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.

### **How do these needs compare to the housing needs of the population at large**

The needs listed above are similar to the same needs of the population at large in Birmingham as data has shown above.

## Discussion

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

The City of Birmingham works in cooperation with a Continuum of Care led by One Roof of Birmingham. The Continuum, which is comprised of nearly 30 organizations, works to identify and provide various housing and supportive services to those that meets HUD definition of homeless. This Continuum of Care, working with all of its partners, provides information and data on homeless prevention, outreach and assessment, emergency shelters, and supportive services. The CoC coordinates the various types of housing and supportive services to homeless individuals throughout the City. Working in a decision making capacity, the Continuum has primary responsibility for managing the overall planning efforts of the entire Continuum of Care and is actively engaged in project and site monitoring, determining project priorities, oversight of the funding application process, and the implementation of the Homeless Management Information System (HMIS). Working together members of the Continuum has as a primary objective to help end the problem of homelessness in Birmingham and surrounding areas.

As part of the City's recovery from the 2011 tornadoes, no homeless shelters were damaged, however, there was an increase in demand for assistance for homeless and households at risk of homelessness as a result of the tornadoes. As noted in the City's CDBG-DR Action Plan, it has prioritized supporting homeless and households at risk of homelessness due to the tornadoes.

The CoC estimates that in 2014 a total of 1,329 persons were considered homeless in Birmingham, according to the Point-In-Time (PIT) Count conducted by the continuum. The reasons that contribute to homelessness in Birmingham are varied. Typical factors that contribute to homelessness include the following:

- Decline in public assistance
- Divorce
- Domestic Violence
- Drug and Alcohol related problems
- Illness
- Job loss
- Lack of Affordable housing
- Lack of child support
- Low wages

- Mental Illness
- Natural Disaster/Fire
- Physical Disabilities
- Post-Traumatic Stress Disorder
- Poverty
- Severe Depression
- Tragedy

Agencies participating in the Homeless Focus Group meetings listed the reasons for homelessness in Birmingham as the following: mental illness, inadequate income, substance abuse, and unemployment.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	71	343	414	104	53	45
Persons in Households with Only Children	1	3	4	2	4	26
Persons in Households with Only Adults	336	569	905	437	539	111
Chronically Homeless Individuals	219	94	313	157	67	267
Chronically Homeless Families	16	2	18	4	9	37
Veterans	20	154	174	85	104	159
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	9	63	72	25	37	98

**Table 33 - Homeless Needs Assessment**

**Data Source Comments:** OneRoof 2014 Point-In-Time Count

Indicate if the homeless population is:      Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

### Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2014 Point-in-Time (PIT) Count estimates that 31% (414 individuals) of the homeless in Birmingham were members of a homeless family comprised of both adults and children and homeless veterans accounted for 13% (174 individuals) of the homeless in Birmingham. Homeless families (households) increased slightly from 2013 by 6%. There was a 35% decrease in the number of unsheltered families, but there was a 35% increase in families living in transitional housing. Homeless veterans' numbers have been decreasing due to the national initiative to end veteran homelessness by 2015. In 2014, there was a 10% decrease in the number of veterans experiencing homelessness, with a majority of those homeless veterans in a shelter rather than on the street.

### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The nature and extent of homelessness by racial and ethnic group in Birmingham is a poverty issue and is not prevalent in one race or ethnic group. Homeless within Birmingham is not divided by race. There are not a lot of Latino homeless because shelters are not considered as Hispanic friendly in Birmingham and culturally Hispanic families care for each other in times of needs. Homeless providers noted during their focus group meetings that there is not one particular race served in their shelters. There are a fair amount of both African American and White individuals in need of their services.

### Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2014 Point-in-Time Count identified 1,329 homeless individuals living in Birmingham, with 30% (387) residing in an emergency shelter, 31% (414 individuals), unsheltered and 37% (497 individuals) were in a transitional housing programs. The City has seen an elevated number of sheltered and unsheltered survivors of domestic violence and experiencing homeless. As stated above, there was a 35% decrease in the number of unsheltered families, but there was a 35% increase in families living in transitional housing.

**Discussion:**

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

The HOPWA program is administered through AIDS Alabama, Inc. in accordance with the City's HUD Consolidated Plan. As of March 31, 2013, a combined 18,492 HIV/AIDS cases have been reported to the Alabama Department of Public Health (ADPH). According to ADPH, 5,193 (28%) cases have been reported in Jefferson County alone. These totals do not include persons tested in other states who have relocated to Alabama or persons who are not aware of their HIV status.

AIDS Alabama devotes its energy and resources both city and statewide to helping people with HIV/AIDS live healthy, independent lives and works to prevent the spread of HIV. Through the City of Birmingham, AIDS Alabama uses HOPWA funding for the following programs: rental assistance, supportive services including case management and transportation, resource identification, and continued operation of existing housing within the City of Birmingham.

AIDS Alabama provides a variety of safe and affordable housing to HIV-positive individuals and families. Within its portfolio, the Agency has 121 total units of housing scattered throughout the State. Of these, 45 transitional housing beds, 19 permanent supportive housing units, and 35 permanent housing beds are located inside the City of Birmingham. AIDS Alabama also provides emergency and long-term rental assistance in an effort to promote housing stability and prevent homelessness. In addition to housing, AIDS Alabama provides supportive services to HIV-positive persons throughout the City and State in order to ensure that all facets of care are identified and addressed. Services such as utility assistance, transportation, linkage and referral, basic living skills, vocational programs, and support groups are within the realm of case management at AIDS Alabama.

### HOPWA

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	3,134
Area incidence of AIDS	118
Rate per population	10
Number of new cases prior year (3 years of data)	263
Rate per population (3 years of data)	8
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIV (PLWH)	3,760
Area Prevalence (PLWH per population)	331
Number of new HIV cases reported last year	0

Table 34 – HOPWA Data

Data Source: CDC HIV Surveillance

## HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	19
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

**Table 35 – HIV Housing Need**

**Data** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet  
**Source:**

### **Describe the characteristics of special needs populations in your community:**

Special needs populations include frail and non-frail elderly, persons with physical disabilities, homeless persons and persons at risk of becoming homeless, persons with mental or behavioral disabilities, persons with HIV/AIDS, or persons with alcohol or drug addictions.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Consulting with providers of housing and social services, several needs were identified and aligned with priorities in this Plan. The primary need for the special needs populations identified above, is for housing that is subsidized deeply enough to be affordable at extremely low income levels. Equally important are appropriate Case Management services combined with those housing subsidies. Simply housing these populations without Case Management often results in homelessness and other unacceptable recidivisms. Many seniors and people with disabilities have some form of limited and static income, which, as described in the Housing Market Analysis, is simply not sufficient to pay for market-rate housing in Birmingham.

These needs include:

- Home rehabilitation for affordable maintenance and for accessibility.
- Case Management directed healthcare supportive services that include enough flexibility in type, intensity, and duration to support people to stay stably housed.
- Transportation
- Case Management services that help people who are eligible to access entitlements such as SSI to increase their housing and service options.
- Financial assistance with the cost of utilities and other necessary expenses
- Education and employment programs which help people increase their income.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

As of March 31, 2013, a combined 18,492 HIV/AIDS cases have been reported to the Alabama Department of Public Health (ADPH). According to ADPH, 5,193 (28%) cases have been reported in Jefferson County alone. These totals do not include persons tested in other states who have relocated to Alabama or persons who are not aware of their HIV status. Within the last year, no new HIV cases were reported within the Birmingham region.

Rising infection rates coupled with inadequate funding, infrastructures, and resources have resulted in a grave situation in the public health care systems of the South, and Alabama is no exception. The impact of HIV/AIDS on the most vulnerable populations continues to intensify the challenges of 1) reducing new infections; 2) identifying infections as early as possible; and 3) providing adequate care, treatment, and housing. Adversities such as these are the reason that AIDS Alabama is devoted to supporting the City's and State's HIV/AIDS community and the most at-risk populations through housing, supportive services, advocacy, testing, and education.

**Discussion:**

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

As documented in the City's Comprehensive plan, in consultation with stakeholders, and in feedback from the resident survey, there is a growing need for work related to public facilities. Many facilities in the city, including community centers, senior centers, parks, and other service centers are aging and either currently require or will require capital improvements in the coming years. Additionally, based on survey feedback from residents, the current portfolio of public facilities do not adequately meet the demands of residents. Residents have stated a need for additional community centers (including senior- and youth-specific centers) as well as additional programming and services at these centers.

### **How were these needs determined?**

By reviewing the City's Comprehensive plan, in consultation with stakeholders, and in feedback from the resident survey, there is a growing need for work related to public facilities.

### **Describe the jurisdiction's need for Public Improvements:**

Based on consultation with the Public Works department as well as Public Work stakeholders and residents, there is a need for infrastructure improvements to streets, sidewalks, and utilities. As Birmingham still recovers from the 2011 tornadoes there is still some existing damage to infrastructure as well as a priority to improve utilities in light of future possible disasters. As noted in the City's CDBG-DR Action Plan, the City identified a substantial need for infrastructure improvements and has allocated CDBG-DR activities to repair streets, signage and other infrastructure needs in disaster areas.

### **How were these needs determined?**

Based on consultation with the Public Works department as well as Public Work stakeholders and residents.

### **Describe the jurisdiction's need for Public Services:**

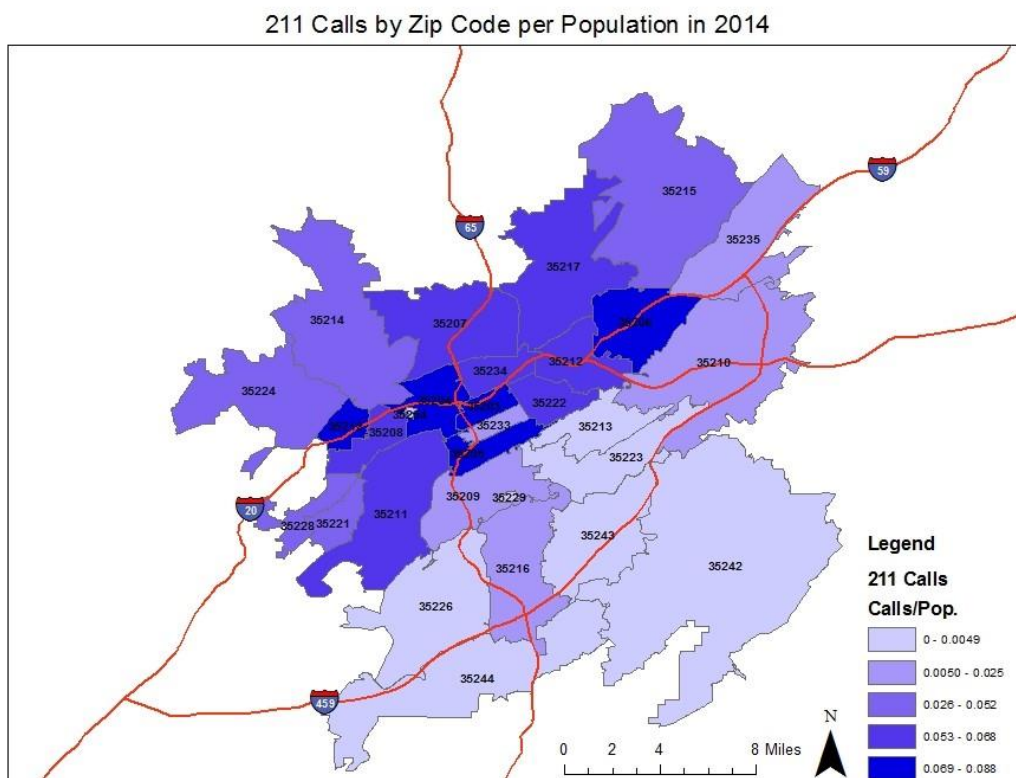
As part of this Consolidated Plan process, the City of Birmingham engaged a series of focused groups associated with public facilities, social service providers, and housing providers to accomplish two primary goals:

1. Identify existing conditions within the Community
2. Establish a framework to better align and coordinate investments in the future

### How were these needs determined?

As a result of these focus group meetings, the City identified a need for social services that focus on the quality of life and well-being of low- and moderate-income residents throughout the community.

The map below indicates existing share of 211 calls by zip code normalized for population in Birmingham for 2014.



### 211 Calls Normalized by Population

## **North Birmingham Environmental Collaboration Project**

Consultations with stakeholders revealed a concern with the environmental assessment and cleanup of an area of North Birmingham known by various names, e.g. “The North Birmingham Environmental Collaboration Project”, and the “potential 35th Avenue Superfund Site”. A map of the designated area can be found at <http://www2.epa.gov/sites/production/files/documents/revise-edepa-study-line-collegeville.pdf>

Years of heavy industry and historically lax environmental regulations have left many formerly industrial cities with severe environmental hazards. The map below shows the elevated level of health hazards faced by City residents, particularly in the North Birmingham community/ The U.S. Environmental Protection Agency (EPA), at the request of resident stakeholders, began testing soil in North Birmingham beginning in 2011, and in September 2014 the agency recommended elevating the Collegeville, Harriman Park, and Fairmount areas to the Superfund site list. Listing the area as a Superfund site will enable the area to access funding to clean up contaminated area. Environmental hazards also raise concerns over residents living in the area, especially low income residents who are not able to move or remediate their properties. Environmental hazards also increase costs for housing developers because property owners would be responsible for bringing the property up to minimum environmental standards for residential construction. All of these conditions can have an effect on the housing market in the immediate areas.

## **North Birmingham Environmental Collaboration Project (Continued)**

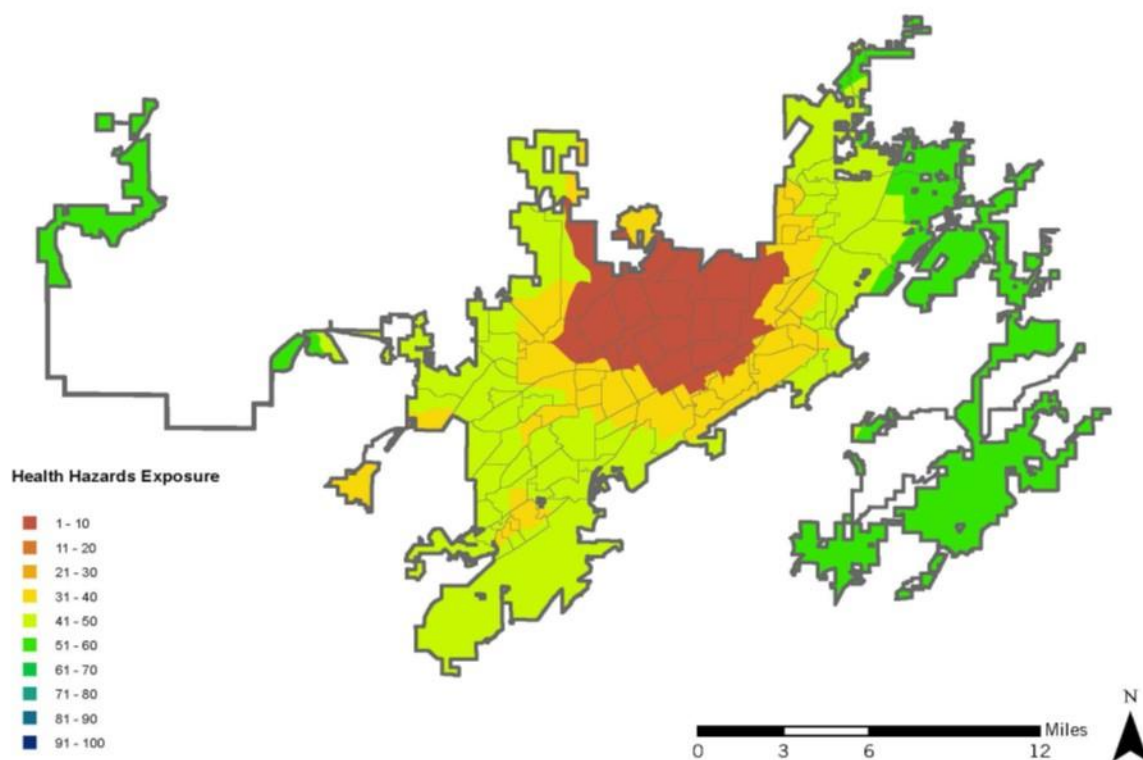
The U.S. Environmental Protection Agency (EPA), in collaboration with an active federal interagency group, is moving forward with a coordinated approach to evaluate the environmental condition and potential environmental impacts in certain areas of the North Birmingham, Fairmont, Collegeville, and Harriman Park neighborhoods, as well as portions of Five-Mile Creek and Harriman Park ditch, located in and around Birmingham, Jefferson County, Alabama. This effort, which includes air, water and waste issues, is known as the North Birmingham Environmental Collaboration Project.

As part of the ongoing work to evaluate, clean up, and improve the environmental health of North Birmingham, as well as to spur economic development, EPA and the Jefferson County Department of Health have monitored air quality in North Birmingham. EPA launched the North Birmingham Environmental Collaboration Project in an effort to coordinate research and search for opportunities to foster sustainable economic development and environmental stewardship. For more information about this extensive cross-media, community-scale EPA initiative, see <http://www2.epa.gov/north-birmingham-project>

The EPA has recently expanded the Site boundary to include all of the Collegeville community. EPA began its assessment by seeking access to residential properties in October 2012. EPA started sampling in November 2012. Technical documents and updates on the Superfund cleanup progress can be found at <http://www.epaosc.org/35ave>

Source: Toxics Release Inventory Analysis of Community-Scale Pollution Prevention Activities: North Birmingham, Alabama, August 2014

The EPA continues to conduct a comprehensive investigation in the areas surrounding the potential 35th Avenue Superfund site to determine what contaminants are present, evaluate what needs to be cleaned up as soon as possible, and identify any potentially responsible parties, in order to bring them to the table. EPA has completed the first round of sampling and is beginning the process of providing results to residents who reside or own property located in the boundary of the Site in the communities of Collegeville, Fairmont, and Harriman Park.



**Health Hazards Exposure Map**



# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the City will administer its CDBG, HOME, and ESG programs over the course of this Consolidated Plan. In conjunction with the Needs Assessment, this chapter will provide the basis for the Strategic Plan and the programs and projects to be administered. Most of the data tables in this section are populated with default data developed by the Census Bureau for HUD based on 2007-2011 American Community Survey (ACS) Census. Other sources are noted throughout the Plan.

The Market Analysis includes the following sections:

- Number of Housing Units
- Cost of Housing
- Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets
- Needs and Market Analysis Discussion

The City of Birmingham is a medium sized city in comparison to cities across the country. In 2012, Birmingham ranked 100th in the country by population, and the Birmingham metro area ranked 71st among other metros by population. Of the metro area, Birmingham makes up nearly a fifth of the population. The majority of the metro's population lies in the more affluent and less diverse suburban communities that surround Birmingham.

As the State and Metro have gained population, Birmingham has experienced a steady decline in population over the last several decades. Between 2000 and 2013, Birmingham lost over 13% of its population. This decline is estimated to slow into the future with the Regional Planning Commission of Greater Birmingham estimating a decline of just under 5% between 2010 and 2024 and just under 11% by 2040. Meanwhile, the metro is expected to gain nearly 200,000 people and Alabama nearly a million.

Further, the housing chapter of the City's *Comprehensive Plan* states that "During the 2006-2011 period, encompassing the Great Recession, the sales price of City of Birmingham homes declined 27.5%." However since 2010, Birmingham's residential housing market has seen steady growth in some neighborhoods according to several data sources.

## Market Analysis Overview

The “Multi Indicator Market Index” (MiMi) published monthly by Freddie Mac states in the February results:

“The Birmingham housing market is weak and improving. The Birmingham MiMi is 71.3 for the month, an improvement of 0.71% over last month and 0.56% over the last three months. Of the MiMi indicators one is in range and three are weak. Birmingham is improving largely due to the 2.04% increase in the Employment indicator over the past three months. Among the top 100 metros, Birmingham ranks 58th unchanged from last month and increasing eighteen spots from one year ago. The Birmingham MiMi is 39.3% above it’s all time low of 51.2 reached in November 2010.”

Following closely on the Freddie mac MiMi, the April 20, 2015 newsletter of the Birmingham Business Journal stated additional; positive news:

“Birmingham residential sales spiked nearly 30 percent month-to-month in March. There were 1,128 closings last month, compared to 878 unit sales the month prior, according to new data released by the Alabama Center for Real Estate. Year-over-year, the Birmingham metro had an increase of 12 percent in home sales during the month, along with a 22 percent increase over the five-year average of 921 units. The median sales price also climbed 4 percent over February to \$170,000 and rose 5 percent year-over-year. The average sales price jumped 10 percent year-over-year to \$213,884 and climbed 4 percent over February.”

Examining Jefferson County Assessor data from 2008 to 2014 data shows the neighborhoods that have seen the most improvement in land value. The table below indicates the neighborhoods that have had the largest positive and negative changes in assessed value over that time period.

Total Average Neighborhood Change	Neighborhood Names
Highest Increase in Value	Woodlawn, Overton, Sherman Heights, Five Points South, Arlington & West End, Mason City
Highest Decline in Value	Zion City, Brownsville Heights, Airport Highlands, North East Lake, Wahouma, Oakwood Place, Germania Park, Green Acres

**Table 36 - Change in Assessed Value by Neighborhood**

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Based on the 2007-2011 American Community Survey (ACS) data, there are 89,822 households in the City with 111,858 housing units. 64 percent of these units are single-unit structures, 35 percent are multi-unit structures, and one percent are mobile homes and other structures.

The majority of owner occupied housing units have three or more bedrooms (74%), while the majority of renter occupied housing units have two bedrooms (44%).

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	69,842	62%
1-unit, attached structure	2,331	2%
2-4 units	7,612	7%
5-19 units	19,959	18%
20 or more units	11,350	10%
Mobile Home, boat, RV, van, etc	764	1%
<b>Total</b>	<b>111,858</b>	<b>100%</b>

**Table 37 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	60	0%	857	2%
1 bedroom	876	2%	11,438	26%
2 bedrooms	10,878	24%	19,370	44%
3 or more bedrooms	34,155	74%	12,188	28%
<b>Total</b>	<b>45,969</b>	<b>100%</b>	<b>43,853</b>	<b>100%</b>

**Table 38 – Unit Size by Tenure**

Data Source: 2007-2011 ACS

Geography	Total	1 unit	2 units	3-4 units	5+ units	Structures with 5+ units
2010 Birmingham-Hoover, AL	1,924	1,563	10	11	340	5
2014 Birmingham - Hoover, AL	3,312	2,259	2	85	966	19

**Table 39 - Building Permits 2010 vs. 2014**

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Each year, the City of Birmingham receives federal assistance, in the form of grant funding, from the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development Department under four primary formula allocation programs. These programs are:

- The Community Development Block Grant Program (CDBG),
- The HOME Investment Partnership Program (HOME)
- The Emergency Solutions Grant Program (ESG); and
- The Housing Opportunities for Persons with AIDS Program (HOPWA).

These entitlement program funds are received by the City based upon formula allocation and conditioned upon the submission and approval of a Five Year Consolidated Plan and an annual submission and approval of a HUD Action Plan. Upon receipt, the funds are administered by the City's Department of Community Development and are utilized for a variety of purposes that meet the intent of the funding for each specific program. Services include, but are not limited to, public services, housing rehabilitation, new affordable housing construction, services to special needs populations, economic development activities, and program administration. The following is a summary of these programs.

**CDBG Affordable Housing Activities**

The City of Birmingham uses its CDBG Housing dollars primarily to assist low to very low income homeowners for housing rehabilitation. The principal program undertaken for this purpose was the provision of critical housing rehabilitation assistance through the City's Critical Repair Grant Program. This program provides grants of up to \$15,000 to assist low to moderate income qualifying homeowners to enable repairs to critical building systems, including roofs, HVAC, foundation and environmental issues such as sewer/water.

The City has continued its Deferred Payment Loan and Housing Rehabilitation Loan programs. These programs provide loans to elderly (62 years or older) and disabled low to moderate income homeowners for more comprehensive repairs to houses. The Deferred Payment Loan Program provides up to \$15,000 in the form of a non-amortizing loan to qualified elderly and handicapped homeowners, while the Rehabilitation Loan Program provides repayable low interest loans of up to \$40,000 to households making up to 80% of median family income. Additional rehabilitation was carried out through sub-recipients, including the Independent Living Center (d/b/a 10 Disability Rights and Resources), World Changers Volunteer rehabilitation program, and others.

Additionally, the City has submitted an application to HUD to provide a CDBG Section 108 Loan Guarantee in the amount of \$3.71 million to a developer to redevelop the Powell School into 24 units of workforce market rate rental housing. Although this application is pending approval, it is expected to

proceed within this Consolidated Plan period.

### **HOME Program Activities**

While CDBG dollars primarily target housing rehabilitation, the primary use of HOME dollars in Birmingham is to stimulate and finance new construction and/or substantial renovation projects which result in the revitalization of neighborhoods and communities.

Continued below in the Discussion section.

### **Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Birmingham is facing the possibility of a significant loss of assisted housing units. According to the National Low Income Housing Coalition's National Housing Preservation database on expiring project-based rental assistance (PBRA), which includes project based Section 8, Section 202, Section 811, RAP, LIHTC, and HOME, there are 15,149 units in Birmingham, with affordability restrictions set to expire within the next five years.

Birmingham will continue to monitor all affordable housing contracts in their portfolio and other available databases over the next five years to assess if and when any units could be lost due to expiring contracts, and what actions the City can take to preserve these units.

### **Does the availability of housing units meet the needs of the population?**

Despite the City's ongoing commitment and investment in affordable housing, there is not enough quality affordable, safe, healthy, and sustainable housing to meet the multiple needs of the population. In addition to the ongoing needs for housing for extremely low, very low, and low income households identified in the Needs Assessment of this Plan, there is evidence that housing is becoming unaffordable for even households above area low-income levels, when considering that Birmingham median income levels are significantly below the regional median income.

As one example of the local affordability issues, it is becoming increasingly difficult to find housing units for rent at HUD's Fair Market Rents (FMR) in Birmingham, impacting the Shelter Plus Care program and the Housing Authority of the Birmingham District (HABD) Housing Choice Voucher program. The City has also heard from the HABD and social services providers that there are not enough accessible units which are affordable, even for Housing Choice Voucher holders.

### **Describe the need for specific types of housing:**

The data shows that approximately 40% percent of all households in the City are paying too much for their housing costs. A closer look at the data shows the burden exists for both renter-occupied and owner-occupied households. This illustrates that the City has a large need for both affordable rental and single family units. The City will continue to focus resources to:

- Provide Decent, Safe, and Affordable Housing for Low and Very Low-Income Households
- Provide Down-Payment Assistance to First-Time Homebuyers
- Provide Housing and Services for Populations with Special Needs
- Provide Housing and Supportive Services for Homeless Populations

## **Discussion**

**Describe the number and targeting (income level/type of family served) of units assisted with federal, City, and local programs. (Continued)**

### **ESG Program Activities**

ESG funding is allocated for the purposes of assisting the homeless and those at high risk of becoming homeless. Under the City's allocations awarded by HUD, five categories of activities are typically funded, including:

1. Essential Services are services concerned with employment, health, drug abuse, and education. Essential services are those which assist primarily chronically homeless persons in transitioning out of homeless situations.
2. Operations and Maintenance Expenses are those costs associated with the operation and administration of agencies that serve homeless individuals. These agencies provide facilities for people in need of temporary or transitional shelter.
3. Homeless Prevention programs are designed to prevent the incidence of homelessness. They are set up to assist families that have received eviction notices or notices of termination of utility services.
4. Rapid Re-Housing financial assistance and services to prevent individuals and families from becoming homeless and help those who are experiencing homelessness to be quickly re-housed and stabilized.
5. System maintenance and management of the Homeless Management Information System (HMIS).

### **HOPWA Program Activities**

The HOPWA program provides funding for supportive services, tenant-based rental assistance, operating costs, rehabilitation/conversion, and resource identification services which benefit individuals who have been diagnosed with HIV/AIDS. The HOPWA program is administered through AIDS Alabama, Inc. in accordance with the City's HUD Approved Action Plan.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

As indicated in the two tables below, the cost of housing, especially median home value has risen significantly over the past decade. According to the ACS, from 2000 to 2007-2011, the median home value in Birmingham rose by 40%. When accounting for inflation, this represents an increase of just over \$3,000. As indicated in the second table, the cost of housing has fluctuated significantly over the past five years as a reflection of the economic recession. According to Zillow, as of 2015 the median home value in Birmingham is \$56,700. Zillow estimates that that home value will rise by 2.1% in 2015.

When examining the trend of total sales dollars over the past 8 years, the aggregate of sales dollars appears to be steadily rising after reaching its nadir between 2011 and 2012.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	62,200	87,100	40%
Median Contract Rent	343	499	45%

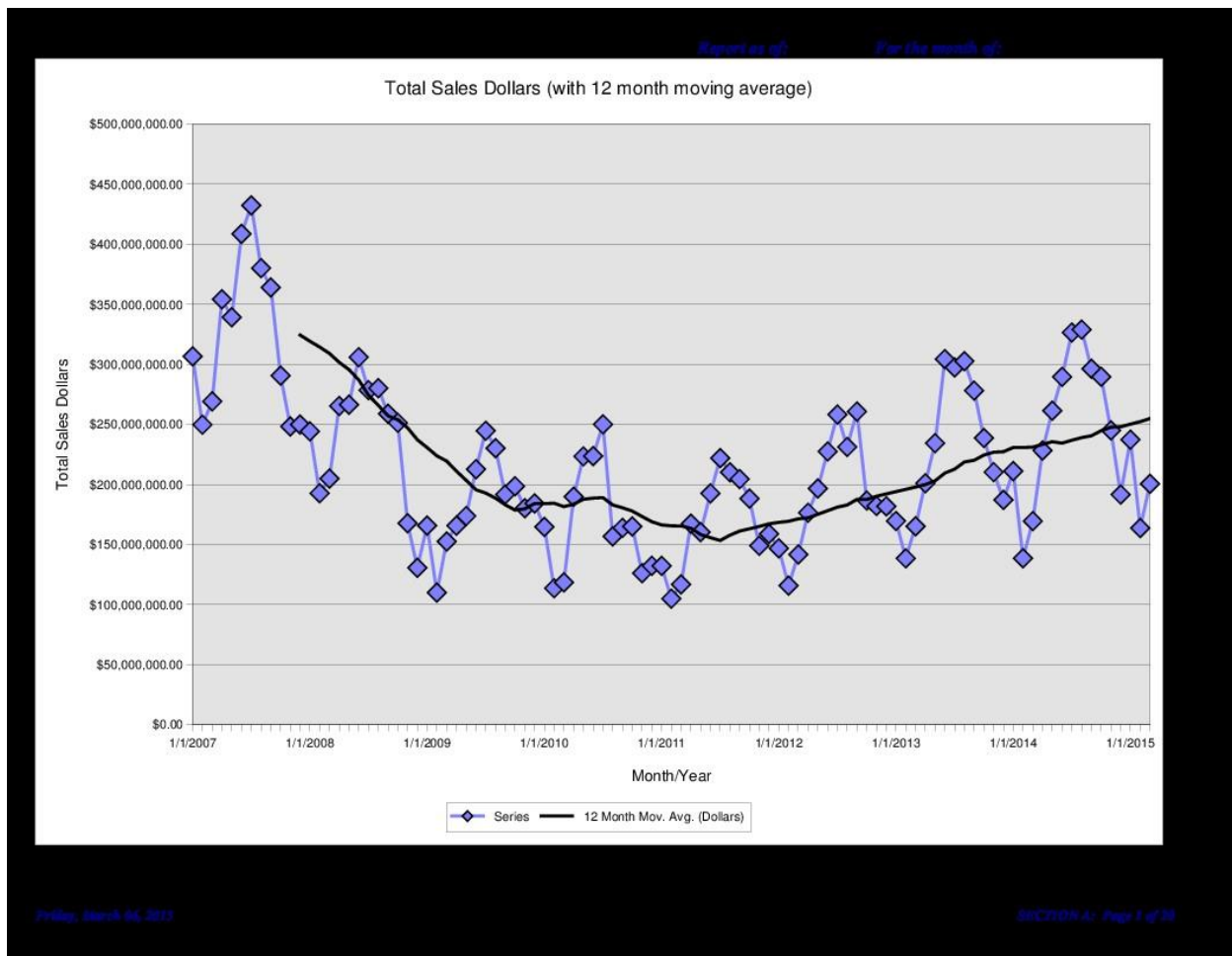
Table 40 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	23,242	53.0%
\$500-999	18,973	43.3%
\$1,000-1,499	1,430	3.3%
\$1,500-1,999	96	0.2%
\$2,000 or more	112	0.3%
<b>Total</b>	<b>43,853</b>	<b>100.0%</b>

Table 41 - Rent Paid

Data Source: 2007-2011 ACS



## Historical Sales Price - Total Sales Dollars

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	5,080	No Data
50% HAMFI	15,330	9,525
80% HAMFI	33,810	18,445
100% HAMFI	No Data	23,670
<b>Total</b>	<b>54,220</b>	<b>51,640</b>

Table 42 – Housing Affordability

Data Source: 2007-2011 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	554	662	785	1,031	1,160

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
High HOME Rent	580	676	743	976	1,098
Low HOME Rent	550	589	707	816	911

**Table 43 – Monthly Rent**

**Data Source:** HUD FMR and HOME Rents

### **Is there sufficient housing for households at all income levels?**

- There is insufficient housing for extremely low-and low –income households, 57.4% of all Birmingham households (89,822 households) are extremely low-income, very low- income, or low-income, with incomes ranging from 0-80% of Area Median Income (AMI).22% are extremely low-income (19,940 households at 0-30% AMI)16% are very low-income (14,165 households at 30-50% AMI)19% are low-income (17,470) households at 50-80% AMI).
- In general, the most common problem being experienced by owners and renters alike is the high cost of affordable, safe, healthy and sustainable housing, which results in households being cost-burdened.
- Of renter households earning less than 100% AMI, 38% of them (13,845 households) experience at least one housing problem. Of owner households earning less than 100% AMI, 30% of them (7,270 households) experience at least one housing problem.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

- Income and wages are not keeping up with rising housing costs and overall cost of living. From 2000-2011 home prices increased 40% and rents increased 45%, but median household income increased just 19%.
- The median home values and median rents have increased significantly in the last decade.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

- According to 2007-2011 ACS data, the Average Median Contract Rent for the City of Birmingham (\$499) is lower than the Fair Market Rent for 1-bedroom units (\$662).
- The majority of tenants within Birmingham are paying less than \$500 for rent (53%), lower than fair market rents.
- Strategies which produce affordable housing do more to preserve long-term affordability for low-income households.

## Discussion

According to the National Low Income Housing Coalition's *"Out of Reach 2014"* report, in the Birmingham/Hoover MSA the estimated mean (average) wage for a renter household is \$13.54. In order to afford the FMR for a two-bedroom apartment at this wage, a renter household must work 44 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.1 workers earning the mean renter wage in order to make the two-bedroom FMR affordable. These figures cover the entire income spread for the Birmingham/Hoover MSA. However, a more serious cost burden profile becomes evident using minimum wage incomes, more typical for low- and very-low income renters. At the minimum wage, a renter household requires 2.0 full time minimum wage earners to be able to afford the Fair Market Rent for a 2-bedroom unit.

In addition to rising housing costs, Birmingham (as with the rest of the nation) has experienced rising costs for producing affordable housing. Historically, HOME funds have been a critical resource fill the gap in development costs in typical affordable housing development projects financed through the Low income Housing tax Credit (LIHTC) program. Especially given the decrease in the amount of HOME funding the City now receives, these high development costs require developers to pursue multiple, highly competitive sources of funding which can take years to assemble.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

### Definitions

For purposes of this Plan, HUD provides the following definitions:

**Standard Condition:** No major structural defects, adequate plumbing and kitchen facilities, appearance which does not create a blighting influence, and the house meets additional, more stringent, City or County standards.

**Substandard Condition but Suitable for Rehabilitation:** The nature of the substandard condition is both financially and structurally feasible for rehabilitation.

**Housing Conditions:** Condition of units are assessed using the same criteria as in the Needs Assessment. This includes: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, and 4) cost burden (amount of income allocated to housing) is greater than 30%.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	15,311	33%	22,321	51%
With two selected Conditions	368	1%	775	2%
With three selected Conditions	41	0%	23	0%
With four selected Conditions	0	0%	8	0%
No selected Conditions	30,249	66%	20,726	47%
<b>Total</b>	<b>45,969</b>	<b>100%</b>	<b>43,853</b>	<b>100%</b>

**Table 44 - Condition of Units**

**Data Source:** 2007-2011 ACS

### Condition of Units

The following table indicates the number of housing units by tenure that experience housing conditions as defined above. Both Owner and Renter-Occupied units have a higher prevalence of housing units with at least one selected condition, than units with more than one selected condition. Approximately 51% of renter units and 33% of owner units experience at least one housing condition, while only 2% of renter-occupied housing units experience two housing condition and 1% of owner-occupied units experience more than one housing condition.

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,752	4%	3,249	7%
1980-1999	5,413	12%	8,637	20%
1950-1979	26,104	57%	21,644	49%
Before 1950	12,700	28%	10,323	24%
<b>Total</b>	<b>45,969</b>	<b>101%</b>	<b>43,853</b>	<b>100%</b>

**Table 45 – Year Unit Built**

Data Source: 2007-2011 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	38,804	84%	31,967	73%
Housing Units build before 1980 with children present	910	2%	2,435	6%

**Table 46 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 47 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

There is a general need for owner-and-rental-occupied rehabilitation based on the general age of the housing stock within the City, 79% of units within the City were built before 1979, more than three fourths of the housing stock.

## Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Birmingham has 70,771 housing units built before 1980; lead was banned from residential paint in 1978. To estimate the number of housing units occupied by low or moderate-income families with LBP hazards, we make the assumption that housing units by year built are distributed evenly across all income levels. As such, using the household counts in the Needs Assessment the share of Birmingham's income households (0-50% AMI) in the City is 38% (34,150 Birmingham's Income households divided by 89,822 total households). The share of moderate-income households (50-80% AMI) is 19% (17,470 moderate-income households divided by 89,822 total households).

Given these shares and the assumption City above, we estimate that of the 70,771 total households at risk for lead-based paint (built before 1980), approximately 21,231 (38% multiplied by 70,771) are occupied by Birmingham's Income households and approximately 13,446 (19% multiplied by 70,771) are occupied by moderate-income households.

## **Discussion**

The City of Birmingham does not maintain a database that sorts the number of vacant and abandoned buildings by their suitability for rehabilitation. According to the 2007-2011 ACS, there are an estimated 22,036 vacant housing units in Birmingham. Of these, 5,742 are unoccupied and for rent, 915 are rented but not occupied, 2,399 are for sale, 314 are sold but not occupied, 1,452 are for seasonal or recreational use, and 11,214 are vacant for other reasons. The Birmingham Land Bank Authority is beginning to develop a database of vacant and tax-delinquent properties, but this database is not yet complete for the entire City and as such the City does not have an accurate estimate of total number of units that are and are not suitable for rehabilitation. Such data is not available at a national level and is not provided by HUD for the Consolidated Plan and, as such, the City is only able to assess the total number of vacant properties.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The City is within the service area of the Housing Authority of Birmingham District (HABD). The data presented in tables below is data gathered and tabulated by the Housing Authority.

The Birmingham Authority serves over 8,500 households in the City between traditional public housing developments and tenant-based and project-based housing vouchers. The average income of households in public housing is \$8,813 while it is slightly higher for voucher holders at \$10,640. Between vouchers and public housing units, the Housing Authority serves just under 900 elderly residents of Birmingham.

The mission of the HABD is to be “the leader in making available excellent, affordable housing for low- and moderate-income through effective management and the wise stewardship of public funds.”

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project -based	Tenant -based	Vouchers		
							Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	26	5,132	5,096	0	5,096	796	0	0
# of accessible units									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 48 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

Public housing developments are located throughout the City, primarily in the neighborhoods south and west of the Birmingham airport. HABD has approximately 5,500 public housing units spread across 14 housing communities in the City. These housing units serve all types of households including: elderly, small family, large family, and disabled households.

There are 14 housing communities in the City. The table below indicates the current assessment score (when available) for each development. Note that there are more than 14 developments listed as some housing communities were constructed in multiple phases and for assessment scoring purposes are treated as two separate developments.

Maintaining the physical condition of all public housing units in the jurisdiction is a critical component of HABD's mission. HABD is currently undergoing a weatherization and energy efficient retrofit of public housing units across its service area to reduce utility costs and maintain the long-term viability of these developments.

## Public Housing Condition

Public Housing Development	Average Inspection Score
South Town	75.69
Charles P Marks Village	68.77
Joseph H Loveman Village	56.86
Tuxedo Court	75.69
Smithfield Court	82.94
Tom Brown Village	46.92
Morton Simpson Village	41.5
Collegeville Center	48.15
Russell B Harris Homes	83.66
North Birmingham Homes	68.9
Elyton Village	72.62
Cooper Green Homes	53.98
Ralph Kimbrough Homes	59.88
Freedon Manor	81.81
Benjamin Greene Village	51.63
Roosevelt City	58.8
Park Place	99.34

Table 49 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

As described above and as indicated in consultation with the Housing Authority, there is an ongoing need for general restoration and revitalization needs of public housing units in Birmingham. The current needs are clearly described in the agency's Capital Expenditure Budget.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Part of the Housing Authority of Birmingham District's (HABD) mission is to improve the living environment of low- and moderate-income residents in public housing. HABD provides community development and social service resources to residents and maintains an active database of all service providers in Birmingham who provide relevant services to residents.

### Discussion:



## **MA-30 Homeless Facilities and Services – 91.210(c)**

### **Introduction**

The City has previously identified the provision of services to the homeless as a high priority need to be addressed as a part of the City's strategic plan. In an effort to address the needs of the homeless, the City identified the provision of housing and supportive services for homeless populations and populations with special needs, to provide maximum affordable housing for its most needy citizens with resources. One Roof is a coalition of approximately 30 service providers (Continuum of Care) working to meet the needs of the homeless population in the Birmingham area and surrounding areas. The geographic area covered includes Jefferson, Shelby, St. Clair, and Blount Counties. Membership includes the following:

#### **Shelters:**

- Urban Ministries
- Pathways, Cooperative Downtown Ministries
- Family Connections
- First Light
- YWCA
- Alethia House
- Changed Lives Christian Center

#### **Service Agencies:**

- Community Kitchens,
- JBS MH/MR Authority
- AIDS Alabama, Pathways
- Christian Service Mission
- Birmingham Health Care
- Independent Living Center

- Shelby Emergency Assistance
- Aletheia House
- Jefferson County Housing Authority
- Urban Ministries

**Municipal Affiliations:**

- City of Birmingham
- Operation New Birmingham
- Reggie Holloway for Shelby County Commission
- Chad Richmond for State of Alabama Veterans Employment

**Faith Based:**

- Ministerial Brotherhood
- Highlands United Methodist Church

The primary goal of One Roof is to coordinate Birmingham's Continuum of Care system in the homeless service arena, to identify and eliminate gaps in service, develop a community wide service plan, and to assist with the application for funds annually.

**Facilities and Housing Targeted to Homeless Households**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	75	15	346	665	0
Households with Only Adults	18	0	0	0	0
Chronically Homeless Households	257	40	401	0	0

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Veterans	0	0	0	285	0
Unaccompanied Youth	0	0	0	0	0

**Table 50 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

- Within the City of Birmingham, a number of mainstream services are used to complete services targeted to homeless persons. These services are delivered by a number of nonprofits, service organizations and other key partners of the City. Services include:

*Housing and Shelter Assistance*

- Housing for homeless individuals as a part of the transitional shelter program.
- Expanded shelter and supportive services for homeless women and children.
- Emergency shelter, housing, and supportive services for homeless women and children.
- Transitional housing for homeless families including food, clothing, life skills training, case management, counseling, day care, school placement, and after school child care.
- Homeless prevention activities to assist families that have received eviction notices or notices of termination of utility services.
- Homeless shelter for men in the Old Firehouse Shelter on 3rd Avenue, North providing food and shelter. The noontime soup kitchen will serve men, women, and children daily.
- Emergency shelter for homeless victims of domestic violence and their children.

*Other Services and Assistance*

- Dissemination of essential living items through HOPE Mobile such as food, clothing, blankets, jackets, and personal hygiene to homeless youth living on the streets of Birmingham.
- Provision of food, shelter, and medicine to homeless persons through the Community Kitchen and Emergency Care programs.
- Support services for homeless women at day shelters such as counseling, job readiness skills, and life management skills.
- Substance abuse treatment, employment readiness training, employment placement assistance, transportation to work, housing, meals, case management and other supportive services for homeless addicted men.
- Transportation for homeless children residing in local shelters to day care services at the YWCA.
- Provision of transitional housing for homeless families including food, clothing, life skills training, case management, counseling, day care, school placement, and after school child care.
- Medications, medical supplies, dental, medical, or vision clinic fees for the homeless. Also provides temporary day care, lodging, and other services.
- Food to the homeless and low-income persons.
- Assistance to eligible clients through its community kitchen, children enrichment and tutoring program and emergency care program, and summer program for children.
- Childcare for homeless families in area shelters.
- Transportation assistance for homeless YW residents.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

One Roof is the clearing house and center for coordination for the homeless Continuum of Care system of Central Alabama. As a continuum organization, One Roof coordinates services provided by homeless agencies regionally. With Promise, One Roof member agencies are stronger, as they can collaborate with each other for services and projects and lean on each other for support. Member agencies are also more efficient because the continuum helps prevent duplicate services and helps agencies identify and fill gaps in services. One Roof advocates for people experiencing homelessness by providing internal and external education and working on a national level to bring HUD supporting housing dollars to the region.

Condition of housing of shelters/facilities do not meet the needs of the homeless persons due to the volume of homelessness. Agencies are looking for finance to help and support with building user-friendly facilities; homeless individuals need modern facilities. Agencies are constantly cleaning, excessive amounts of money much of money is spent on maintenance and heavy operation. Agencies struggle with little funding and do a lot with the little funds available. Continuum helps avoid providing duplicate services across the agencies.

On any given night, there are over 2,500 homeless individuals in Central Alabama. Project Homeless Connect is the first step in a coordinated campaign to reduce homelessness. The annual Project Homeless Connect Event is put on by the Continuum of Care and One Roof. Numerous government, business, health and human services and faith-based organizations provide a range of services to Birmingham's homeless population including Medical Care, Legal Assistance, Dental Care, Mental Health Counseling, Benefit and Housing Counseling, Childcare Assistance, Haircuts, and a warm lunch.

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

The HOPWA program is administered through AIDS Alabama, Inc. in accordance with the City's HUD Consolidated Plan. As of March 31, 2013, a combined 18,492 HIV/AIDS cases have been reported to the Alabama Department of Public Health (ADPH). According to ADPH, 5,193 (28%) cases have been reported in Jefferson County alone. These totals do not include persons tested in other states who have relocated to Alabama or persons who are not aware of their HIV status.

AIDS Alabama devotes its energy and resources both city and statewide to helping people with HIV/AIDS live healthy, independent lives and works to prevent the spread of HIV. Through the City of Birmingham, AIDS Alabama uses HOPWA funding for the following programs: rental assistance, supportive services including case management and transportation, resource identification, and continued operation of existing housing within the City of Birmingham.

AIDS Alabama provides a variety of safe and affordable housing to HIV-positive individuals and families. Within its portfolio, the Agency has 121 total units of housing scattered throughout the State. Of these, 45 transitional housing beds, 19 permanent supportive housing units, and 35 permanent housing beds are located inside the City of Birmingham. AIDS Alabama also provides emergency and long-term rental assistance in an effort to promote housing stability and prevent homelessness. In addition to housing, AIDS Alabama provides supportive services to HIV-positive persons throughout the City and State in order to ensure that all facets of care are identified and addressed. Services such as utility assistance, transportation, linkage and referral, basic living skills, vocational programs, and support groups are within the realm of case management at AIDS Alabama.

### HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	28
PH in facilities	53
STRMU	46
ST or TH facilities	85
PH placement	0

Table 51– HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Research has shown that housing is, indeed, healthcare for the HIV-positive population. Recent findings add to the growing evidence that housing itself independently reduces risk of HIV infection and improves the health outcomes for persons living with HIV. According to the findings from the National AIDS Housing Coalition's 2011 North American Housing and HIV/AIDS Research Summit Series:

HIV-positive persons who are homeless or unstably housed:

- Are more likely to delay HIV care;
- Have lower CD4 counts and higher viral loads;
- Are less likely to be treated for HIV and to adhere to treatment;
- Are more likely to be hospitalized and use emergency rooms; and
- Experience higher rates of premature death than those stably housed HIV-positive individuals.

AIDS Alabama provides a variety of safe and affordable housing to HIV-positive individuals and families. Within its portfolio, the Agency has 121 total units of housing scattered throughout the State. Of these, 45 transitional housing beds, 19 permanent supportive housing units, and 35 permanent housing beds are located inside the City of Birmingham. AIDS Alabama also provides emergency and long-term rental assistance in an effort to promote housing stability and prevent homelessness. From July 2013 through June 2014, AIDS Alabama provided HOPWA City housing subsidy assistance to 156 households in the Birmingham area, keeping them safe and stably housed.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

A systematic approach to develop the structure and key processes of the discharge planning system is critical in ensuring the quality of care and maximizing organization effectiveness. State policy prohibits discharge of clients into homelessness: The Alabama Department of Mental Health (DMH) policy for state facilities is that discharge planning is done by case workers with consumer involvement and input. Patients are discharged to family, certified group homes or permitted boarding homes ONLY. None of these housing types is HUD CoC funded. Clinical decisions dictating supervised placement are followed up with a case worker visit to the placement. Patients are not discharged into homelessness or into any HUD CoC funded program. This protocol is understood and agreed to by the Continuum and the State DMH. Jefferson Blount St. Clair Mental Health Authority, a participating member of the CoC, runs many of the group homes to which consumers are discharged. None are CoC funded.

According to the Alabama State Board Of Health Alabama Department Of Public Health Chapter 420-5-10, when a facility anticipates discharge, they must notify the resident, consult the resident's physician, and notify the legal representative or interested family member IMMEDIATELY when the facility decides to discharge a resident. (420-5-10-.05).

When discharged, a resident must have a discharge summary. This final summary must be available for release to authorized persons and agencies with the consent of the resident or legal representative at

the time of the resident's discharge. A post-discharge plan of care, developed with the participation of the resident and his or her family, to assist the resident in adjusting to his or her new living environment is included in the discharge summary. A facility must provide sufficient preparation and orientation to residents to ensure safe and orderly transfer or discharge from the facility.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

#### AIDS Alabama's Housing Programs

1. LIVING IN BALANCE CHEMICAL ADDICTION PROGRAM (LIBCAP) provides treatment and recovery services to adults who are HIV-positive and have a chemical addiction. LIBCAP operates as an Intensive Outpatient Program (IOP). The programs whose residents participate in the LIB IOP are:a) The LIB RECTORY PROGRAM has 12 beds and operates as the LIB continuum point of entry. LIB Rectory, located onsite of the Agape Campus, is a tightly structured program. Consumer completion goals now range from 45 to 90 days due to the ending of the Substance Abuse and Mental Health Services Administration (SAMHSA) grant that helped fund the project. Completion of goals and transition times are based on individual achievement.b) The LIB RE-ENTRY PROGRAM is located in eleven leased apartments in conjunction with AIDS Alabama's Transitional Housing Program. In LIB Re-Entry, the consumers implement the re-entry plan that was developed in Next-Step. This plan can be modified if necessary and appropriate. Consumer completion goals include a solid housing plan with movement to permanent housing, income management plan, and a stability plan with a goal date of 90 to 150 days.c) The AFTERCARE PROGRAM transitions consumers to independent permanent housing and provides support, case management, and are given the option to attend weekly AfterCare groups to increase housing stability and to prevent relapse.2. TRANSITIONAL HOUSING offers eleven furnished apartments in the Birmingham area for HIV-positive, homeless individuals and families.3. PERMANENT HOUSING includes Agape House, an 18-unit, one-bedroom apartment complex; Agape II, a 12-unit, one, two, and three-bedroom facility for individuals and families; Family Places, five houses owned by AIDS Alabama for homeless families; the Crestwood Properties, two two-bedroom house; Eastlake Apartments, six independent-living units; and the Mustard Seed, three permanent housing units.4. SERVICE ENRICHED HOUSING is provided for persons with HIV and a dual diagnosis of mental illness who are unable to live independently. Certified by the State of Alabama, JASPER House offers 14 private rooms for individuals who require

assistance 24-hours per day.5. HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) provides Short-Term Rent, Mortgage, And Utility (STRMU) assistance and long-term Tenant Based Rental Assistance (TBRA) to prevent homelessness. STRMU is a “needs-based” program, meaning clients must demonstrate an emergency situation that has made them unable to make rental or mortgage payments. TBRA works to keep consumers stably housed by assisting with monthly rental payments.6. SHELTER PLUS CARE is a permanent housing program that targets homeless people with disabilities. Jefferson County Housing Authority, a medical clinic, or a social service agency must refer individuals to the Shelter Plus Care Program. AIDS Alabama is a Shelter Plus Care referring agency and also provides case management to HIV-positive Shelter Plus Care recipients.7. STATEWIDE HOUSING includes Magnolia Place, a 15-unit apartment complex in Mobile Alabama; Alabama Rural AIDS Project, nine housing units distributed in rural areas throughout Alabama; and the Rural Studios in Lee County, three single apartments and two apartments for women and children.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The current City of Birmingham Draft Analysis of Impediments to Fair Housing will identify impediments to fair housing that also fall under the category of barriers to affordable housing. These impediments/barriers may be revised before the formal submission of the Consolidated Plan to HUD, as the Draft Analysis of Impediments to Fair Housing is currently being reviewed and revised with additional engagement from governmental and institutional stakeholders.

Birmingham is not immune to common barriers to affordable housing across the United States, such as:

- As described elsewhere in this Plan, the lack of enough rent-assisted units to meet the demand.
- Federal resources for programs such as CDBG and HOME are decreasing, and do not keep up with inflation or match the need.
- Residents often oppose the location of housing for protected classes in or near their neighborhoods, including rezoning for group homes for residents who are disabled (“Not In My Back Yard”, or “NIMBY”).
- Accessible housing units are often not available to people with disabilities.

Regulatory reform is key to the development of affordable housing that is challenged by overly restrictive regulations, zoning laws, and NIMBY sentiments, all of which drive up the cost of residential development. The City recognizes that public regulatory policies such as zoning ordinances and subdivision regulations can directly or indirectly affect affordability by controlling supplies of residential land, the intensity and character of its use, and many of the costs in developing, owning, and renting housing.

The cost of developing housing can rise due to the time consuming nature of obtaining re-zoning or variances, obtaining approvals of design and engineering work, and securing permits and getting inspections completed. While there are legitimate reasons for the quantity and variety of local land development requirements and regulations—such as the protection of public health and safety, protection against nuisances from neighbors, development, and maintenance of infrastructure and protection against inappropriate land use—they can greatly increase housing costs. Regulations can affect the cost of development in the following ways:

- **Land Prices**—As a rule, land prices escalate when the demand for development is high and land supply is limited. Land that can be developed can be limited in availability through regulatory constraints, such requiring large minimum lot sizes or curtailing the expansion of water and sewer systems. Land constitutes from 10 to 35% of the cost of new housing. An increase in land prices will cause the overall development costs of a project to increase.

- **Developers' Costs**—Costs imposed on developers through local government fees for filing necessary applications, reviewing plans, obtaining inspections, etc. will be passed on in the form of higher sales prices or higher rents to the potential buyer or renter.
- **Site Improvement Costs**—The costs associated with developing a site—which can constitute 10% to 20% of the costs of a new single-family home—are increased through high standards for streets, parking and infrastructure.

### **Barriers to Affordable Housing<sup>1</sup>**

Through the creative use of regulatory controls, the City of Birmingham like other local governments can demonstrate their ability to reduce development costs and find that more efficient regulatory procedures also cut local governments' administrative costs. In its efforts to decrease barriers to development of more affordable housing, the City of Birmingham is working diligently to address areas that create barriers to all residential development and, thereby, significantly decrease high housing costs that often limit housing choice. The City's recently adopted Comprehensive Plan demonstrates the City's commitment to examine and address these potential barriers over the period of this Consolidated Plan.

During the development of the *Birmingham Housing and Neighborhood Study*, cited earlier in this Plan, the authors of the Study, GCR, Inc. engaged the Birmingham affordable housing stakeholders in consultations and meetings comparable to this Consolidated Plan process, and similar results were received. Both planning processes revealed barriers faced by the City and challenges with alleviating barriers through existing City programs.

These include:

- Lack of state and local fair housing legislation impedes enforcement of housing discrimination.
- Lack of investment in low income and minority communities.
- Limited general understanding of fair housing issues in government.
- Need for increased services for special needs, HIV/AIDS, and chronic homeless.
- Need for more public housing and subsidized units, some redevelopment leading to a loss of total units.

Through research and interviews conducted for the Birmingham Housing and Neighborhood Study and this Plan, stakeholders identified the need for the following areas to be investigated further:

- **American Disabilities Act Accessible Units:** Create a publically accessible central database of ADA accessible apartments and homes funded using CDBG, HOME, ESG, and other housing programs.

- Multifamily Development Permitting Process: Review the current process for affordable housing developments to receive building permits, including customer satisfaction, and time it takes to complete the process. Explore additional opportunities to streamline permitting process for affordable housing developments.
- Demonstration Projects: Work with the Department of Planning, Engineering and Permits, as well as the Birmingham Land Bank Authority to conduct demonstration projects looking at smaller square footage currently allowed by the zoning code to provide alternative housing types. - City of Birmingham Housing and Neighborhood Study, December 2014

## **Barriers to Affordable Housing<sup>2</sup>**

Additionally, Chapter 14 of the *Birmingham Comprehensive Plan* identifies a “large number of residential zoning districts” as a zoning barrier for residential development:

“Residential zoning districts in Birmingham, of which four are single-family districts, one is a two-family district, and one permits up to 4-family dwellings. Three multifamily districts allow increasing levels of density. Of course, because this is a cumulative system, all residential districts also allow the least intensive use—a single-family home on at least a half acre. There may not be a need to have so many relatively minor gradations of residential density. Two of these districts, E-1 and R-1 have minimal difference in required lot size and frontage but are otherwise identical. The Planned Residential Zoning District (R-8) does not allow for a mixture of uses but the B-5 Mixed Business District is essentially the same as the R-8 except that it allows business and has a smaller acre- age requirement. Buffer requirements appear to reinforce suburban-style “pod” subdivisions, rather than promoting connectivity and appropriate transitions between new planned districts and existing areas.”

## **Barriers to Affordable Housing 3**

Confirming some of the challenges to developing affordable housing as described above, during consultations with stakeholders, the *Housing Sub-Group* of the *Affordable Housing Focus Group* identified the following neighborhoods, in no particular order, as “Presenting Challenges to Affordable Housing Development”:

- Ensley
- West End
- Collegeville
- Titusville and North Titusville
- Neighborhoods in or bordering on the potential Superfund Site.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

Although the iron and steel industry that created Birmingham still has a presence in the city, it began declining after World War II, and by the 1980s the University of Alabama at Birmingham (UAB) was already the city's biggest employer. The transition from manufacturing to services as the city's economic base and the diversification of the city's economy has been underway for 50 years. Employment in the City of Birmingham declined during the 2000–2010 decade in contrast to growth in the Birmingham region as a whole as well as the state and the nation. While all of these areas have lost jobs since the recession of 2008-2009, Birmingham's decline has been more severe. At the same time, the City's employment decline of four percent during the decade was only about one-third as great as its population decline, indicating some degree of strength in its economic base.

Birmingham's health care industry is its largest single industry by a wide margin. The industry has experienced strong growth during the past decade, particularly in its ambulatory care segment. It also employs more Birmingham residents than any other industry. Other important industries are retail, finance and insurance, and professional, technical and scientific services. The City economy has a diverse occupational structure with a mix of jobs by skill and wage levels. The largest occupational categories are office and administrative support, sales, health care practitioners, and management. The fastest growing occupations are personal care and service, business and financial operations, education, and health care practitioners. Over the last decade, the number of middle income jobs has declined, with growth at both ends of the wage spectrum (although much higher growth at the low end.)

The City of Birmingham's residents more likely to be represented in lower-wage occupations and less likely to be represented in higher-wage occupations. Educational attainment among Birmingham residents is lower than other cities at both the regional and national levels. Lower educational attainment and employment levels have contributed to income disparities between Birmingham residents and their peers at the regional and national level. Birmingham households earn considerably lower incomes and experience higher poverty rates. Among Birmingham residents, the non-white population earns considerably less income and experiences higher poverty rates than whites. Occupations of Birmingham residents vary significantly by race and ethnicity. Whites tend to be much more heavily represented in management and professional occupations than other racial and ethnic groups.

The City of Birmingham identified a large unmet need for economic development revitalization as a result of the 2011 tornadoes in the City's CDBG-DR Action Plan. The City encouraged businesses to apply for and access SBA loans and resources. The City is also targeting housing and infrastructure investments that will provide indirect economic revitalization benefits to the areas hardest hit by the tornadoes.

## Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	293	158	0	0	0
Arts, Entertainment, Accommodations	8,742	11,377	15	9	-6
Construction	2,080	7,234	4	6	2
Education and Health Care Services	12,945	30,846	22	25	3
Finance, Insurance, and Real Estate	5,994	14,443	10	12	2
Information	1,467	3,407	2	3	1
Manufacturing	4,842	11,525	8	9	1
Other Services	2,437	4,243	4	3	-1
Professional, Scientific, Management Services	4,645	14,198	8	11	3
Public Administration	3	5	0	0	0
Retail Trade	9,910	12,219	17	10	-7
Transportation and Warehousing	2,501	5,266	4	4	0
Wholesale Trade	2,937	10,120	5	8	3
Total	58,796	125,041	--	--	--

**Table 52 - Business Activity**

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	104,837
Civilian Employed Population 16 years and over	90,544
Unemployment Rate	13.63
Unemployment Rate for Ages 16-24	37.85
Unemployment Rate for Ages 25-65	8.29

**Table 53 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	16,084
Farming, fisheries and forestry occupations	4,415
Service	11,900
Sales and office	23,469
Construction, extraction, maintenance and repair	6,723
Production, transportation and material moving	5,064

**Table 54 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	64,318	74%
30-59 Minutes	19,580	22%
60 or More Minutes	3,198	4%
<b>Total</b>	<b>87,096</b>	<b>100%</b>

**Table 55 - Travel Time**

Data Source: 2007-2011 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,342	1,889	7,687

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	19,525	3,404	9,902
Some college or Associate's degree	27,209	3,405	9,651
Bachelor's degree or higher	21,117	834	3,959

**Table 56 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	504	890	788	1,927	3,404
9th to 12th grade, no diploma	4,123	3,854	2,469	5,990	5,444
High school graduate, GED, or alternative	7,480	8,787	7,724	16,375	8,815
Some college, no degree	9,761	8,358	6,687	15,367	4,539
Associate's degree	570	1,913	2,506	5,457	856
Bachelor's degree	2,270	5,600	3,666	7,177	2,206
Graduate or professional degree	136	3,399	2,120	3,954	2,199

**Table 57 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	15,925
High school graduate (includes equivalency)	22,031
Some college or Associate's degree	26,125
Bachelor's degree	38,321
Graduate or professional degree	52,176

**Table 58 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The business activity table shows that the Education and Health Care sector provides the most jobs within the City (30,846). The Finance, Insurance and Real Estate sector (14,443 jobs) contains the next

largest share of jobs in Birmingham. The third greatest employment sector is Professional, Scientific and Management Services sector (14,198 jobs).

Birmingham has a high concentration of headquarters and business processing centers, many of which serve the Banking and Insurance industry; the University of Alabama at Birmingham, which is a nationally recognized teaching hospital; and one of the largest multimodal transportation and logistics centers in the Southeastern U.S. . The Birmingham economy provides growing opportunities in Advanced Manufacturing, especially related to the automotive industry; Biological and Information Technology and Arts Entertainment and Tourism, according to the Birmingham Business Alliance.

**Describe the workforce and infrastructure needs of the business community:**

A lower percentage of residents 25 and older have obtained high school diplomas, although the difference is not great. The more substantial differences are in the proportion of residents who have obtained post-secondary degrees, which are increasingly a key to obtaining well- paying jobs. Lower educational attainment and employment levels have contributed to income disparities between Birmingham residents and other cities at the regional and national level. Birmingham households earn considerably lower incomes and experience higher poverty rates. Among Birmingham residents, the non-white population earns considerably less income and experiences higher poverty rates than whites.

Civilians in the labor force, represent 65% (74,193 individuals) in Birmingham, and of those individuals 37% and 28% respectively, represent individuals with some college or Associates Degree and have a Bachelor's degree or higher. 8% of individuals in the labor force are unemployed and 80% (7,643 individuals) are high school graduates or have attained higher education. Metropolitan Birmingham's number of people age 25 years or greater having at least a Bachelor's Degree is increasing faster than the national average. Occupations of Birmingham residents vary significantly by race and ethnicity. Whites tend to be much more heavily represented in management and professional occupations than other racial and ethnic groups.

Unlike many mature cities with declining populations, Birmingham has not seen a disproportionate aging of its population relative to the region or the nation. In fact, it actually has a higher proportion of residents in the prime working-age 25–44 year age group.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Two major events coming in the next 5-6 years are:

- 2021 World Games coming to Birmingham will bring additional funds into the City.

- The economic and employment impact of University of Alabama at Birmingham expansion in 2020.

Both of these events will create both short- and long-term jobs as well as provide resources to improve the City's overall infrastructure.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

According to the ACS 2011 Five-year estimates, the educational attainment for residents 25 years of age and older in the City of Birmingham is as follows:

- 17% have not graduated high school
- 29% have graduated high school (including equivalency), but have not obtained further education
- 25% have some college education but no degree
- 8% have an associate's degree
- 13% have a bachelor's degree
- 8% have a graduate or professional degree

Overall, 83% of individuals in Birmingham have at least a high school diploma or higher, and 29% have an associate's degree or higher. This means that over half of the workforce is without any post high school education, college or professional degree, making it more difficult to compete for jobs requiring higher education and technical skills, such as scientists, engineers, and managers across multiple industries. City residents are employed in a wide range of industries and occupations. In general, city residents are more likely to be represented in lower-wage occupations and less likely to be represented in higher-wage occupations.

### **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

#### **Jefferson County Workforce Initiatives**

- **ADULT PROGRAM**— Adults, 18 years and older are eligible for core services outreach, job search and placement assistance, and labor market information. Intensive services are available to those who have been unable to find employment and includes comprehensive assessments, counseling and development of individual employment plans and career planning. Training services to those that qualify include both occupational training and training in basic skills. Approved participants use an Individual Training Account (ITA) to select an appropriate training program from a qualified training provider. Priority for intensive training service is given to

recipients of public assistance, veterans and other low-income individuals where funds are limited.

- **DISLOCATED WORKER PROGRAM**— Generally a dislocated worker is an individual (aged 18 and up) who has been terminated or laid off (through no fault of their own); has received a notice of termination or layoff from employment; is eligible for or has exhausted unemployment insurance; was self-employed but is unemployed as a result of general economic conditions in the community or because of a natural disaster; or is a displaced homemaker who is no longer supported by another family member. This individual is eligible for the same services as presented in the Adult Program (Core Services—Intensive Services— and Training Services).
- **YOUTH PROGRAMS**— The Youth Program provides education, training and employment opportunities for low-income youth. Services are tailored to meet the needs of the individual and may include tutoring; study skills training and instruction leading to completion of secondary school; dropout prevention strategies; alternative school services; summer employment opportunities linked to academic and occupational learning; paid and unpaid work experience to include job shadowing and internships; occupational skills training such as vocational classes or On-The-Job training (OJT); leadership development opportunities; supportive services such as transportation and child care; adult mentoring; follow-up services to help individuals who have completed the program; and guidance and counseling.

Continued below in the Discussion section.

### **Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The Regional Planning Commission of Greater Birmingham (RPCGB) manages the Comprehensive Economic Development Strategy (CEDS) for the region. The strategy allows the RPCGB to identify and implement the projects necessary for economic development and to best leverage City and federal funds. The RPCGB Economic Development staff offers a variety of services primarily focused on financial tools. Federal funding allows the staff to offer multiple services to member governments. Additionally, the staff is actively involved in facilitating economic development throughout the region and fostering cooperation between the public and private sectors.

RPCGB facilitates and partners in several economic development initiatives that may be coordinated with the Consolidated Plan. One example would be the Innovation Depot. The Innovation Depot is a technology center and business incubation program that focuses on developing emerging biotechnology/life science, information technology, engineering, and service businesses and operates in

partnership with the University of Alabama at Birmingham (UAB). A public-private economic development effort, Innovation Depot is funded by the Birmingham regional business community, the Community Foundation of Greater Birmingham and other leading private foundations, UAB, the City of Birmingham and Jefferson County. Located in the heart of Birmingham, Innovation Depot is just minutes away from UAB, an internationally recognized research university and academic health center, and from the city's legal and financial district.

RPCGB also offers the following loan products which in some cases could leverage CDBG funds:

#### Revolving Loan Fund — General Funds

A revolving loan fund provides supplemental financing for expanding and new businesses located in Blount, Chilton, Jefferson, St. Clair, Shelby and Walker Counties whose projects will result in the creation of new permanent jobs.

Continued below.

## Discussion

- **INCUMBENT WORKER PROGRAM**— The Incumbent Worker Training Program provides financial assistance to qualifying Alabama for-profit companies to provide skills training to full-time, permanent company workers. Training must be a business necessity that will enhance the companies' abilities to compete in global economies, expand present markets, and help ensure the permanency of the business in Alabama. For workers, the training will upgrade present work skills, heighten job security, provide marketable skills, and increase the possibility of higher wages and promotional opportunities. The JCWIA staff administers, monitors, evaluates, and provides fiscal and agreement compliance assistance during the training process. The maximum funding award for training projects is \$50,000 and the initial agreement duration may not exceed twelve months.
- **RAPID RESPONSE**— (Worker Adjustment & Retraining Notification Act—WARN Act) This program provides services to employers with employees facing upcoming layoffs— 60 day advance notice of plant closings/mass layoffs. Rapid Response provides a quick response to upcoming layoffs; helps in conducting an orderly shutdown; pre-layoff services designed to help employees shorten their transition time; provides information to employees about alternative employment or training opportunities; provides assistance with Unemployment Insurance and Workers' Compensation; and provides assistance with coordination of services for employees with the Workforce Investment Board and One Stop Career Center.
- **ON-THE-JOB TRAINING (OJT) PROGRAMS**— The OJT program provides training to individuals unskilled or lacking adequate job skills. Individuals are placed in occupations that will enhance their prospects for long-term employment and lead to self-sufficiency. Individuals are paid the same wage as other entry level employees in the same occupation. Employers may receive up to

50% reimbursement of the employee's wages while they train. Employers must be an established business with workers compensation insurance.

### **Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

#### **Revolving Loan Fund — Accounts Receivable**

The Accounts Receivable lending program is for incubator tenants only of the Innovation Depot and the Bessemer Business Incubation System. This program provides quick, low-cost working capital loans to small business using their receivables as collateral over a 30-day term. The maximum loan amount is \$25,000. The average rate today is 6.25%, but rates vary depending on the project.

#### **Revolving Loan Fund — Microlending**

The Microlending program provides small businesses with affordable loans of \$35,000, or less for working capital or the acquisition of materials, supplies, furniture, fixtures, or equipment. Terms vary based on the project.

RPCGB also works closely with the City of Birmingham in planning studies:

- Birmingham - City Center One Way Street Conversion
- Birmingham - Collegeville Plan and Access Study
- Birmingham - Concept Feasibility for I-20/59 Lowering
- Birmingham - Fountain Heights 16th Street Corridor Plan
- Birmingham - Highland Park Neighborhood Assessment and Zoning Code Review

### **Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? v2**

RPCGB was involved in the development of Birmingham's Comprehensive Plan, and continues to coordinate and facilitate neighborhood meetings to implement the "Framework Plan" included as an action step in the Comprehensive Plan. Neighborhood Framework Plans will encourage City Planners and the RPCGB to develop long term expertise and relationships with neighborhoods. As defined on page 8 in Chapter 7 of the Comprehensive Plan, "...by creating Framework Plans at a Community scale and integrating them into the Comprehensive Plan, there will be more coordination and collaboration on the neighborhood level under the umbrella of the overall vision and strategies of the Comprehensive Plan. Neighborhood-level planning will be the expression of principles, guidelines and strategies that

extend from the comprehensive plan’s overarching Vision and Principles to local action items in the Framework Plan.” This planning process for development of Framework Plans directly relates to the Consolidated Planning process, and has already been influential in the development of this Consolidated Plan. Through extensive public engagement, the RPCGB has developed a Draft Framework Plan for North Birmingham and Western Birmingham, and will continue the process with Titusville/Woodland Park.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Housing problems are often concentrated in areas with high renter rates and areas where the median income is at or below the 80% of AMI threshold. Concentration is defined as areas in which an above average rate of more than one housing problem is present in a census tract. While there are few census tracts that meet this definition, there are a high share of low- and moderate-income census tracts that have a high rate of one housing problem, most often cost-burdened households.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

HUD provides three approaches to defining racial or ethnic minority concentrations:

Definition 1: Any neighborhood where the percentage of all minorities is more than 50 percent;

Definition 2: Any neighborhood where the percentage of all minorities is at least 20 percent above the overall percentage for the citywide minority population percentage; or

Definition 3: Any area where the percentage of a particular minority is at least 20 percent higher than the citywide percentage.

Given the high concentration of African-American population in Birmingham, none of these definitions fit the City especially well. However, the third definition provides the most value to the City and there are several census tracts within the City that meet this definition.

### **What are the characteristics of the market in these areas/neighborhoods?**

These areas vary between low- and medium-income areas and with varying levels of property value and market profile – ranging from areas with extremely high rates of renter households to above-average renter household rates. Issues such as lack of public transit, access to jobs, housing problems, cost burdened households exist in some of these areas.

### **Are there any community assets in these areas/neighborhoods?**

Throughout these neighborhoods, there is a strong and successful group of social service providers operating and providing services such as job training, youth services, and homeless services are present in these neighborhoods.

**Are there other strategic opportunities in any of these areas?**

There are a number of strategic opportunities in these areas, the greatest of which is improved coordination and alignment among social service providers and other stakeholders providing housing, infrastructure and other services in these areas. Improved coordination and targeting of services will enable the City to improve programming and services in these neighborhoods.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The five Consolidated Plan Goals below represent high priority needs for the City of Birmingham and serve as the basis for the Strategic Plan and actions the City will use to meet these needs. This strategic plan outlines the City's plans for allocating the HUD entitlement grants. It utilizes qualitative and quantitative data gathered through citizen participation, market analysis, and an assessment of need to identify the highest priority needs in which to direct entitlement dollars. The following goals were identified to meet these high-priority needs (in no particular order or ranking):

- Enhance the City's economic stability and prosperity by investing in economic development programs that encourage development, and assist business with promotion and revitalization activities within targeted business districts
- Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment and community services.
- Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions.
- Invest in community services and non-profit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as youth, seniors and food insecure households.
- Meet the needs of persons with HIV/AIDS and other special needs and their families through the provision of housing, health, and support services.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 59 - Geographic Priority Areas

1	Area Name:	Birmingham, AL
	Area Type:	Birmingham
	Other Target Area Description:	Birmingham
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Birmingham intends to direct assistance during the ensuring program year on a city wide basis so as to provide widespread benefit from the limited federal and other resources anticipated to be available to the city's very low, low and moderate income population. By investing resources on a city wide basis, the city expects to be able to pursue its basic community development goals. The City anticipates that this distribution of resources will achieve an appropriate balance that places the resources where they can meet community needs without promoting areas of low-income concentration.

The City of Birmingham allocates funding throughout the City in eligible areas as determined by census block groups in which the share of low- and moderate-income households is greater than 51% (as determined in the 2006-2010 ACS estimates). Within these eligible block groups, the City works closely with its subrecipients as well as neighborhood and citizen advisory boards to determine in which neighborhoods grant funds will have the greatest impact.

As part of this Consolidated Plan process, the City has created working groups of housing, public works, and social service providers to better align and target investments within these eligible neighborhoods to both ensure that investments are being allocated appropriately and coordination and alignment is occurring whenever possible.

The City's primary target area for CDBG-DR activities as a result of the 2011 tornadoes is in the Pratt City neighborhood.

**North Birmingham Environmental Collaboration Project** (also known as the potential 35th Avenue Superfund Site)

As described earlier in this Plan, the North Birmingham potential 35th Avenue Superfund Site is an area that the City, State, and Federal governments will collaborate on the assessment, cleanup, and future development of that area. At this stage, most activities in this area are being directed by the EPA, and are focused on identification and assessment of environmental hazards. In response to the situation, neighborhood leaders have come together to form the Northern Birmingham Community Coalition (NBCC) to plan and advocate for the future of Northern Birmingham. Over the past two years, the NBCC has met with the City and numerous community-based organizations and resource partners to dig deeply into the community's existing challenges and develop strategies to spur revitalization. The NBCC seeks to serve as a steadfast and reliable source of information as efforts are under way to address the community's environmental needs. The primary focus of the organization is to work toward gathering extensive facts and viable research to determine how to remediate the community from prior environmental issues. The NBCC collaborates with the City through the Community Development Department, the Mayor's Office, and the District 4 Councilor's Office.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 60 – Priority Needs Summary

1	<b>Priority Need Name</b>	Affordable Housing Supply and Quality
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Chronic Homelessness Families with Children Chronic Substance Abuse Persons with HIV/AIDS Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Birmingham
	<b>Associated Goals</b>	Affordable Housing Supply and Quality
	<b>Description</b>	Approximately 90 percent of HOME funds and 59 percent of CDBG funding will be utilized for affordable housing development and rehabilitation. This includes Acquisition/Rehabilitation, rehabilitation of substandard, and new construction of multi-family housing units, single family rehabilitation programs, and targeted housing rehabilitation of homes with persons and families with special needs.
	<b>Basis for Relative Priority</b>	As mentioned in the Needs Assessment Section, 57.4 percent of Birmingham households are considered "low-moderate income" per HUD definitions. Within that low-moderate income population, an estimated 13,580 rental households and 7,010 homeowners live in HUD defined substandard housing (lacking complete plumbing or kitchen facilities, and/or overcrowding). There is a strong need for housing rehabilitation and more affordable housing options in the City.
2	<b>Priority Need Name</b>	Services and Housing for Homeless Population

	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Birmingham
	<b>Associated Goals</b>	Homelessness Prevention and Rapid Re-housing
	<b>Description</b>	Approximately 92.5 percent of the ESG funds will be used for Rapid Re-Housing and Homeless Prevention activities. The remainder (up to 7.5%) will be used to fund the administration of the program.
	<b>Basis for Relative Priority</b>	On any given night, there are over 2,500 homeless individuals in Central Alabama, and the CoC estimates that in 2014 a total of 1,329 persons were considered homeless in Birmingham. Condition of housing of shelters/facilities do not meet the needs of the homeless persons due to the volume of homelessness. Agencies are looking for finance to help and support with building user-friendly facilities; homeless individuals need modern facilities. ESG funds are expected to be allocated to these activities during the period of the consolidated plan.
<b>3</b>	<b>Priority Need Name</b>	Promotion of Jobs and Business Creation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Birmingham
	<b>Associated Goals</b>	Economic Development and Commercial Revitalization

	<b>Description</b>	CDBG funds will be used for the provision of technical assistance to public or nonprofit entities to increase the capacity of such entities to carry out eligible neighborhood revitalization or economic development activities. Commercial development efforts initiated in the Historic Fourth Avenue Business District through technical assistance to established business and those wishing to locate within the area.
	<b>Basis for Relative Priority</b>	Employment in the City of Birmingham declined during the 2000–2010 decade in contrast to growth in the Birmingham region as a whole as well as the state and the nation. While all of these areas have lost jobs since the recession of 2008-2009, Birmingham’s decline has been more severe. The Regional Planning Commission of Greater Birmingham manages the Comprehensive Economic Development Strategy (CEDS) for the region. The strategy allows the RPCGB to identify and implement the projects necessary for economic development and to best leverage City and federal funds. Federal funds are expected to be allocated to these resources during the period of the consolidated plan.
<b>4</b>	<b>Priority Need Name</b>	Development and Implementation of Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Chronic Substance Abuse Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Birmingham
	<b>Associated Goals</b>	Improve Public Services

	<b>Description</b>	CDBG funds will be used for public facility improvements and public services. Approximately 13 percent of CDBG funding available each year will be used for the provision of public services (including labor, supplies, and materials) including, but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, emergency food assistance, fair housing counseling, energy conservation, welfare (but excluding the provision of income payments identified under 570.207(b)(4)), homebuyer down payment assistance, or recreational needs. The amount of CDBG funds used for public services shall not exceed 15 percent of each grant plus 15 percent of program income received during the grantee's immediately preceding program year.
	<b>Basis for Relative Priority</b>	Federal funds are expected to be allocated to these resources during the period of the consolidated plan.
5	<b>Priority Need Name</b>	Housing and Services for Special Needs Populations
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Chronic Homelessness Individuals Persons with HIV/AIDS Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	Birmingham
	<b>Associated Goals</b>	HOPWA and Non-homeless Special Needs Services
	<b>Description</b>	AIDS Alabama, Inc. will serve as the City's sponsor of HOPWA Entitlement Funds per HUD's recommendation. HOPWA Activities are as follows: rental assistance, supportive services, operating costs, resource identification, project sponsor administration, and City administration.

<b>Basis for Relative Priority</b>	<p>According to the State of Alabama HIV Surveillance 2013 Annual Report published February 25, 2015:</p> <p><i>“During 2013, almost 60% of all newly diagnosed and prevalent HIV cases resided in Public Health Areas (PHAs) 4, 8, and 11, where the cities of Birmingham, Montgomery, and Mobile are located.”</i></p> <p>Rising infection rates coupled with inadequate funding, infrastructures, and resources have resulted in a grave situation in the public health care systems of the South, and Alabama is no exception. The impact of HIV/AIDS on the most vulnerable populations continues to intensify the challenges of 1) reducing new infections; 2) identifying infections as early as possible; and 3) providing adequate care, treatment, and housing. Adversities such as these are the reason that AIDS Alabama is devoted to supporting the City’s and State’s HIV/AIDS community and the most at-risk populations through housing, supportive services, advocacy, testing, and education. Federal funds are expected to be allocated to these resources during the period of the consolidated plan.</p>
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## Narrative (Optional)

During consultation meetings, the Social Services subgroup identified the following priority needs, in order:

1. Education
2. Job Training
3. Homeless Services
4. Transportation
5. Affordable Housing

Although these align by topic areas with the City’s identified priorities for the year 1 Annual Action Plan, their priority order does not. As stated earlier in this Plan, the City intends to establish a more robust outreach and consultation process in years 2-5 of this Consolidated Plan cycle to potentially develop more strategic priority based investments of CPD funds. Historically, very few proposals for funding education and job training have been submitted in the annual RFP process, and City staff cannot recall ever receiving a transportation proposal. These activities are somewhat more complex and can seem to be esoteric and challenging for service providers to develop CDBG compliant proposals. After consulting further with the appropriate stakeholders and potential partners, analyzing data, and reviewing the financial impact on other critical social service programs, the City may encourage these types of proposals in the future. The City may also provide technical assistance to stakeholders and providers who wish to develop these types of proposals. It is important to note that use of CDBG funding for social services activities is capped at 15% of the overall CDBG entitlement grant.

These needs align broadly with the unmet needs established in the City's CDBG-DR Action Plan as a result of the 2011 Tornadoes, in which the City identified a key need for housing and infrastructure redevelopment.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	As stated in the Needs Assessment, severe cost burden is one of the greatest predictors of homelessness risk. Analyzing this data throughout the Consolidated Plan period will inform the application and use of TBRA activities.
TBRA for Non-Homeless Special Needs	Special Needs populations, including those who have HIV/AIDS, experienced domestic violence, and the elderly may require TBRA due to the increased barriers faced in accessing adequate supportive services as well as maintaining stable income for housing costs. As such, these populations may require TBRA. Birmingham will continue to consult with stakeholders and partners working with these populations throughout this Consolidated Plan cycle to understand their needs.
New Unit Production	The cost of development in Birmingham has risen, making it more challenging to develop affordable housing using LIHTC alone. As such, the City may need to layer HOME and other funding sources as part of a LIHTC project to ensure it has adequate financing.
Rehabilitation	Aging housing stock and owners with a housing cost burden makes home maintenance and rehabilitation unaffordable. By rehabilitating owner occupied housing, the City will assist those who are living in dangerous or deteriorating situations to bring their homes up to code, improve the energy efficiency and/or improve access for the disabled persons. In determining the need for rehabilitation, Birmingham has assessed the number of households experiencing some form of substandard housing problem as well as consultation with housing providers to determine the general condition of housing within the City. As found through these consultations and stated in the City's Housing Market Analysis, the housing stock in Birmingham is aging and requires rehabilitation to remain up to code and provide safe, quality housing options for all residents.
Acquisition, including preservation	As noted in the Market Analysis, there are a large number of affordable units potentially at risk of expiring and losing their affordability status in the next five years. The City will work to preserve and maintain as many of these units as possible.

**Table 61 – Influence of Market Conditions**

### Demographic Profile

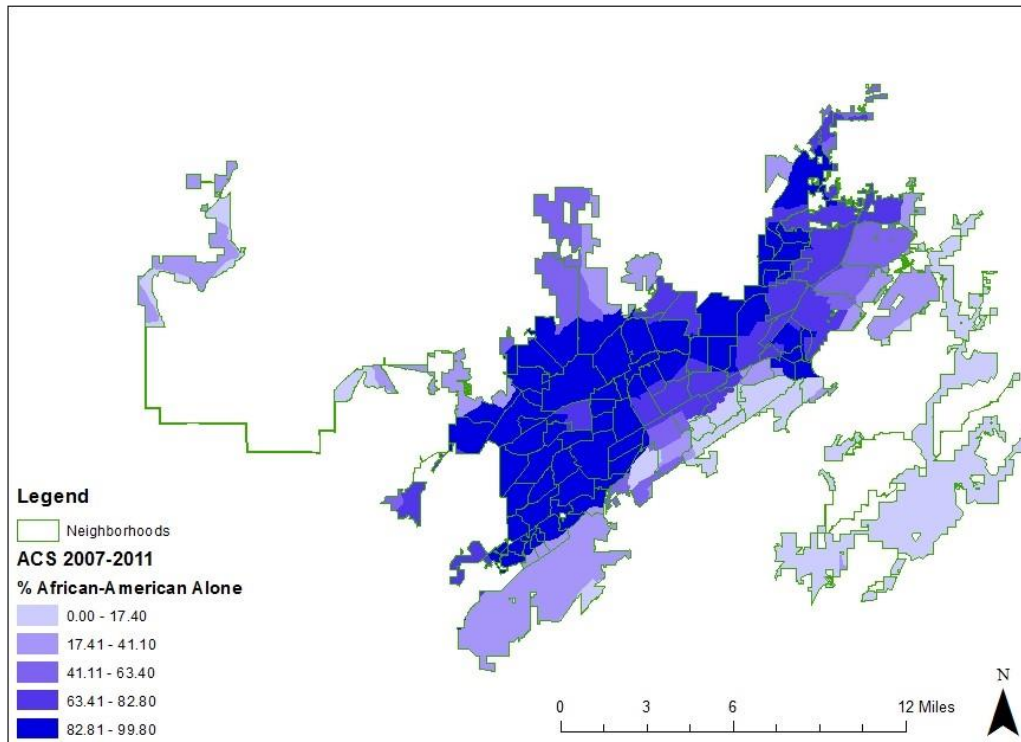
- Since 2000, Birmingham's population has declined by 12%. As indicated in the Population Trends table, this decline represents a broader trend of population decline in the City since 1960 when the population reached more than 340,000.
- The City's median income has risen by 19% in nominal terms in the same time frame. However, when adjusting for inflation this represents a decline in real income by over \$4,000 in this period.

Race/Ethnicity	Birmingham Share	Jefferson County Share	% Point Difference
African-American	73.76%	41.84%	31.92%
White	21.23%	52.08%	-30.85%
Latino	3.16%	3.65%	-0.49%

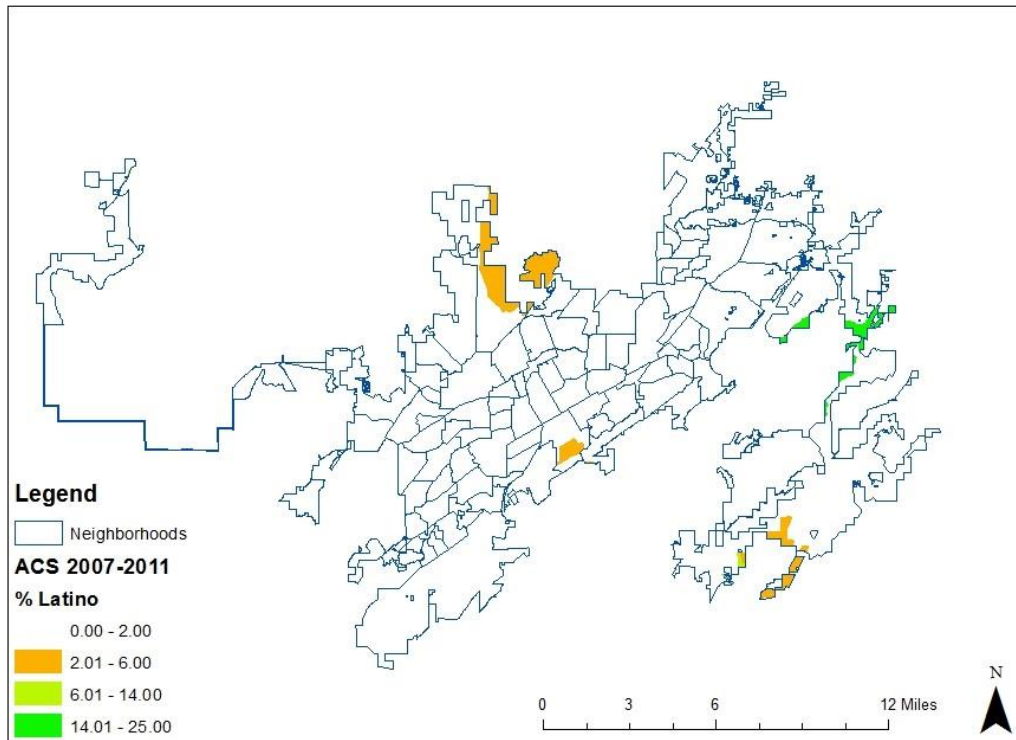
**Table 62 - Race/Ethnicity Profile**

#### **Race/Ethnicity Profile Description**

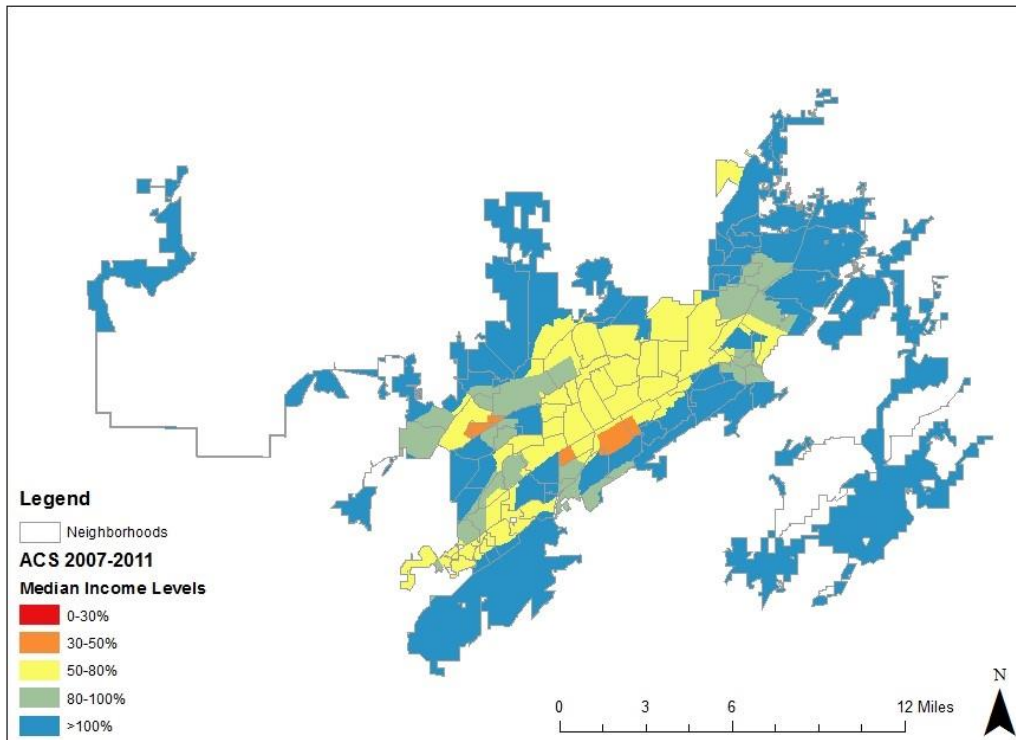
- 73.76% of Birmingham's population is African-American, nearly 32 percentage points more than Jefferson County's African American population.
- 21.23% of Birmingham's population is White, compared to 52.08% for Jefferson County. The map below indicates the share of the African-American population by census tract. As illustrated, the majority of neighborhoods, except for those in the south central portion of the City are predominately African American.
- Birmingham's Latino population is just over 3%, just below the rate for all of Jefferson County.



**Share of African American Population by Census Tract**



**Share of Latino Population by Census Tract**



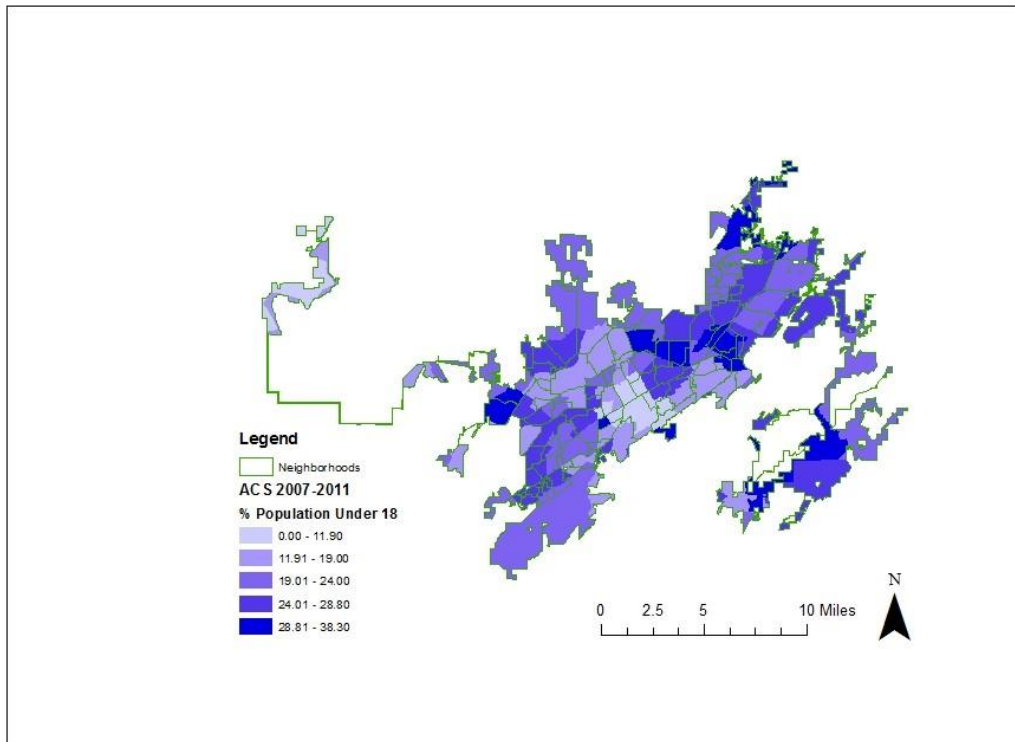
## Median Income Levels by Census Tract

### Median Income Levels Description

- The median household income in Birmingham is \$31, 898. The map to the left illustrates the median household income level in five category breaks that align with HUD income categories of median income\* (0-30%, 30-50%, 50-80%, 80-100%, and greater than 100%).
- As illustrated, the majority of the census tracts in the central and north central part of the City have a median income between 50-80% of Birmingham's median income (between \$15,913 - \$25,461).
- Parts of neighborhoods Five Points South, North Titusville, Southside, Tuxedo, and Ensley all have median incomes between 30-50% of Birmingham's median income.

Age Range	Birmingham	Jefferson County
0-17	22.28%	23.61%
18-24	11.25%	9.77%
25-64	53.94%	53.53%
65+	12.53%	13.09%

**Table 63 - Population Age**

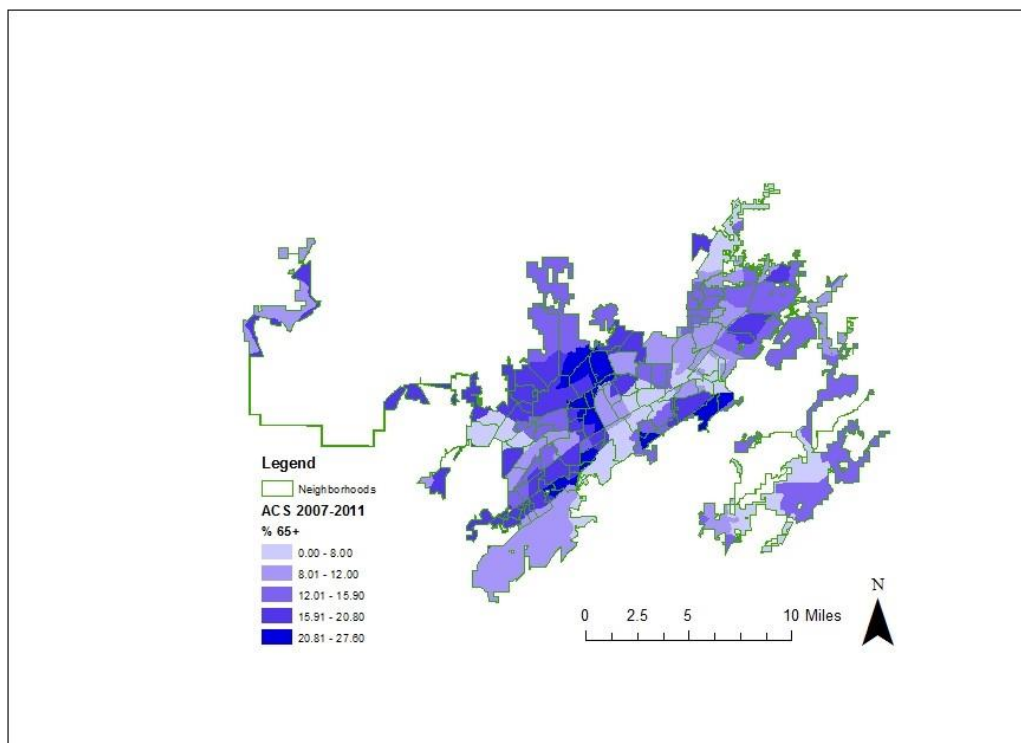


#### Share of <18 by Census Tract

#### Share of <18 by Census Tract Description

- Birmingham's population breakdown by age is very similar to the population breakdown by age in Jefferson County.
- Slightly more than one third of Birmingham's population is under the age of 24.

- Approximately 54% of Birmingham's population is between the age of 25 and 64.
- The highest concentrations of Birmingham's elderly population is primarily in the west, west-central portion of the City.
- The highest concentration of Birmingham's population under 18 is in the eastern portion of the City.



### Share of 65+ by Census Tract

## **SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

Each year, the City of Birmingham receives federal assistance, in the form of grant funding, from the U.S. Department of Housing and Urban Development (HUD) under four primary formula allocation programs. These programs are:

- The Community Development Block Grant Program (CDBG),
- The HOME Investment Partnership Program (HOME)
- The Emergency Solutions Grant Program (ESG); and
- The Housing Opportunities for Persons with AIDS Program (HOPWA).

These entitlement program funds are received by the City based upon formula allocation. Upon receipt, the funds are administered by the City's Department of Community Development and are utilized for a variety of purposes that meet the intent of the funding for each specific program. The City's federal funds are leveraged against numerous other sources of federal, state, local and private funding.

The City partners with a number of housing developers, public service agencies and homeless shelter/housing providers to maximize both CDBG/HOME resources and the other public and private resources of the partners. The costs to address the needs of the under-resourced cannot be covered through a single source, but must be supported through a number of layered and pooled funding streams. While there is no match requirement for CDBG and Birmingham has a 100% match reduction for HOME, the City requires that the subrecipients and other City departments use alternative funding to supplement CDBG/HOME dollars to ensure that the HUD funds are the funding of last resort and that the resources are maximized to the greatest extent possible.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,375,865	1,000,000	0	6,375,865	0	Block grant from US Department of Housing and Urban Development to address housing, community development and economic development needs.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,009,149	100,000	0	1,109,149	5,102,085	Grant from US Department of Housing and Urban Development to address affordable housing needs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	581,878	0	0	581,878	2,676,639	Grant from US Department of Housing and Urban Development to address needs and services for persons with HIV/AIDS.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	487,182	0	0	487,182	2,241,037	Grant from US Department of Housing and Urban Development to address needs and services for homeless persons or persons at risk of becoming homeless.
Other	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	0	0	0	0	6,910,000	Community and economic development loan guarantees for residential redevelopment of the Powell School, and the mixed use Pizitz project.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Economic Development Housing Other	0	0	0	0	23,883,326	Block grant from US Department of Housing and Urban Development to address disaster related issues and start the recovery process.

Table 64 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal resources are leveraged through the City's affordable housing programs and economic development activity programs to maximize the impact of federal resources. For example, the Federal Low Income Housing Tax Credit (LIHTC), Historic Tax Credits, and various affordable housing loan and grant products from the Federal Home Loan Bank can be leveraged with HOME funding to develop affordable housing. Leveraging varies from activity to activity depending on the project scope, and the City strongly encourages CDBG subrecipients to leverage funds for the CDBG activities that they propose to undertake. Generally, to fully leverage federal resources, the City undertakes affordable housing and economic development activities that could not be fully funded in the private sector. While not a HUD regulation, it is the City's position that this is a prudent underwriting practice that allows a public sector lender to direct funds where they are most needed. The City's federal funds are leveraged against numerous other sources of federal, state, local and private funding.

The City's "Project 9-N-9" is a Community Investment Initiative enacting economic development and other strategies presented in the Birmingham Comprehensive Plan for the purpose of attracting leveraged investments and development across all nine districts within the City of Birmingham. This initiative is designed to stimulate equitable growth and development throughout the City of Birmingham as part of the overall **RISE** Comprehensive Plan. More specifically, the main objective of "9-N-9" is to identify neighborhood areas where economic changes might dramatically impact the well-being of the neighborhood. The recommendations contained within "9-N-9" reflect the broad desires and goals of the City of Birmingham, while remaining grounded in the existing economic and political realities.

Residents, policy makers, investors, employers, lenders, realtors, developers and other entities have varying perspectives as evidenced by the Comprehensive Plan. “9-N-9” will serve as a model for greater investment programs. “9-N-9” is an essential element in the RISE plan to encourage collaborations between these entities in an effort to understand the perspective of the many stakeholders involved in these communities.

Additionally, leveraged funds for financial incentives for Economic Development include:

- **SBA 504 Program**
- **SBA 7a Program**
- **Birmingham Business Development Loan Program**
- **Industrial Revenue Bond Financing**
- **Community Development Float Loan**

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City owns several acres of land and properties across Birmingham. The Consolidated Plan includes strategies to reuse properties, encourage businesses to invest in Birmingham and redevelop City-owned properties to improve the overall character of the area’s neighborhoods.

The Birmingham Land Bank Authority was established to acquire the tax-â€•delinquent properties, surplus properties of the local governments, and other properties located within the City of Birmingham in order to foster the public purpose of returning land which is in a nonrevenue generating, nontax-â€•producing status to an effective utilization status in order to remove blight, provide housing, and stabilize neighborhoods for the citizens of the City.

According to the previously cited December 2014 *City of Birmingham Housing and Neighborhood Study*; “The Birmingham Land Bank Authority emerged out of City’s Comprehensive Planning Process, which stressed the need for a tool to deal with extensive blight, vacancy and tax delinquent property across Birmingham. The Alabama Legislature enacted the Alabama Land Bank Authority Act, which enables the creation of a land bank authority in jurisdictions with over 1,000 tax delinquent properties. With nearly 15,700 tax delinquent properties and 9,600 properties eligible to be acquired by the Land Bank, the City of Birmingham qualified and the City Council passed a resolution to establish the Birmingham

Land Bank Authority in 2014. The local Authority shares the mission outlined in state legislation, which enables the Authority to acquire tax delinquent properties to rehabilitate land which is not generating revenue, not producing taxes and turn it into a property that provides housing, industry and jobs. The City's Land Bank Authority will build off of the Comprehensive Plan, and begin its work in three Framework areas: Titusville, North Birmingham, and the Western Area. The challenge, with 15,700 delinquent properties is targeting resources to areas that have a strong market where vacant homes and land will be able to be sold. In addition to building off of the Comprehensive Plan, the Land Bank Authority will be a central component of the Mayor's RISE Initiative.

The Land Bank Authority will have both a Board of Directors and Land Bank Citizens Advisory Board. The Board of Directors will have 7 board members, with the City Council recommending four, and the Mayor will recommend 3 (including the Mayor). Expertise will include Finance and Banking, Architect, Planner, nonprofit housing developer in the City of Birmingham. The Land Bank Authority held its first meeting in September 2014. Proceeds of sales will be distributed in accordance to state enabling legislation, with one third of funds going to the authority, one third going to Authority expenses, and one third to recipients of ad-valorem taxes including school districts." (City of Birmingham Council Resolution No. 928-14)

## **Discussion**

There are no matching requirements associated with the CDBG, HOME, or HOPWA programs in Birmingham. The only Federal program contained in the City's PY 2014 Action Plan which has matching requirements is the Emergency Solutions Grant Program. The City requires in its ESG agreement with Sub-recipients that each Subrecipient supplement its ESG grant amount with an equal amount of matching funds from sources other than ESG. In calculating the match amount, the following may be utilized:

- Value of any donated material or building.
- Value of any lease on a building.
- Any salary paid to staff in carrying out its ESG program.
- Volunteer hours for service at \$5.00 per hour.
- Other grants or monetary donations.

Satisfaction of HUD Matching Requirements. So as to satisfy HUD matching requirements, the City undertakes the following procedure in awarding ESG funding.

- The Community Development Department prepares a written request for proposals that is published on two different occasions in local newspapers of general circulation. Notices are also made available through the City's Citizen Participation mailings, mailings to CDBG and ESG Sub-recipients, and through announcements made at various neighborhood meetings. Additionally, a mailing list of providers of services to the homeless is formulated with includes present Sub-recipients of ESG funds and an RFP is mailed directly to them.
- After the final date for receiving proposals has passed, the CD staff reviews all proposals according to how it can best address the needs of homelessness, the amount of funds requested, type of proposed delivery of services with the amount of funds requested, how well it meets HUD's ESG Guidelines, and the time period that services can be provided.
- After proposals are reviewed, the Community Development Department makes its recommendations based on program objectives to the Mayor for his review and approval, then to the assigned City Council sub-committee and finally to the full Council for approval.
- Agencies are informed of their allocation. Contracts of agreement are prepared, reviewed, and executed by the City and ESG Sub-recipients.
- All selected ESG Sub-recipients are briefed on all program requirements and procedures that are necessary under the ESG program for proper implementation of the agency's activities.
- Documentation of ESG Matching Requirements: The ESG funded agencies declare their matching requirement in one of two ways: (1) Declare a specific and constant source of match i.e., salaries of employees, or (2) declare that documentation of ESG eligible expenses will be submitted in an amount equal to or greater than each financial reimbursement request. The sub-recipient's total ESG match must equal or exceed its total ESG grant amount which is outlined in an ESG Agreement executed with the sub-recipient agency.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF BIRMINGHAM	Departments and agencies	Homelessness Non-homeless special needs Ownership Planning Rental	Jurisdiction
One Roof, Inc	Continuum of care	Homelessness Planning	Other
AIDS ALABAMA	Other	Non-homeless special needs	Other
Fair Housing Center of Northern Alabama	Other	Ownership Public Housing Rental	Other

**Table 65 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The City of Birmingham manages all activities within the Community Development Department for CDBG, ESG, and HOME – enabling it to better coordinate, align and manage all CPD grant funds. Likewise, the City has a long-standing productive and positive relationship with OneRoof and AIDS Alabama to assist with homeless funding and HOPWA funding respectively.

One challenge of maintaining the majority of the programs within a single program is ensuring consistent staff capacity to oversee and manage grant programs. However, the City has management systems and policies in place to enable it to address these gaps.

The City has nurtured its subrecipient partners, providing training and technical assistance to enhance their capacity to serve low- to moderate-income residents. The City continues to partner with housing developers, homeless providers and non-profits to maximize services.

The City also continues to use ESG funds to support the area’s HUD-mandated Homeless Management Information System (HMIS) to link those in need to those who care and to connect area social service agencies that serve the homeless. The City continues to identify suitable organizations, landlords and developers that can provide scattered site housing with support services for the homeless.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			

**Table 66 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The primary goal of One Roof is to coordinate Birmingham's Continuum of Care (CoC) system in the homeless service arena, to identify and eliminate gaps in service, and develop a community wide service plan.

One Roof is a coalition of approximately 30 service providers working to meet the needs of the homeless population in the Birmingham area and surrounding areas. The geographic area covered includes Jefferson, Shelby, St. Clair, and Blount Counties. Membership includes the following:

- **Shelters:** Urban Ministries, Pathways, Cooperative Downtown Ministries, Family Connections, First Light, YWCA, Alethia House, Changed Lives Christian Center.

- **Service Agencies:** Community Kitchens, JBS MH/MR Authority, AIDS Alabama, Pathways, Christian Service Mission, Birmingham Health Care, Independent Living Center, Shelby Emergency Assistance, Aletheia House, Jefferson County Housing Authority, Urban Ministries.
- **Municipal Affiliations:** City of Birmingham, Operation New Birmingham, Reggie Holloway for Shelby County Commission, Chad Richmond for State of Alabama Veterans Employment.
- **Faith Based:** Ministerial Brotherhood, Highlands United Methodist Church

The CoC is continuing their efforts to develop and implement a Continuum of Care strategy for the homeless, i.e., actions taken to prevent homelessness, to address the emergency shelter and transitional housing needs of homeless individuals and families (including significant Sub-populations such as those living on the streets), to help homeless persons make the transition to permanent housing and independent living.

The City's Federal funds are used for the following services:

- **Essential Services:** Essential Services are services concerned with employment, health, drug abuse, and education. Essential services are those which assist primarily chronically homeless persons in transitioning out of homeless situations.
- **Operations/Maintenance Expense:** Operations and Maintenance Expenses are those costs associated with the operation and administration of agencies that serve homeless individuals. These agencies provide facilities for people in need of temporary or transitional shelter.
- **Homeless Prevention:** Homeless Prevention programs are designed to prevent the incidence of homelessness. They are set up to assist families that have received eviction notices or notices of termination of utility services.
- **Rapid Re-Housing Assistance:** Financial assistance and services to prevent individuals and families from becoming homeless and help those who are experiencing homelessness to be quickly re-housed and stabilized.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

One Roof is a non-profit organization which the City feels has the ability to represent a broad based coalition of homeless providers in the Birmingham metropolitan area. It is the City's position that to make services to the homeless effective, it is essential to identify and promote a coalition organization that can lead the effort toward developing a comprehensive continuum of care.

Through coordinating with the Continuum and AIDS Alabama, the City of Birmingham is able to coordinate the delivery of services for homeless persons and special needs populations, and this collaborative effort also creates efficiencies in identifying the needs and committing CPD funding to leverage other federal, state, local and private funding services to provide appropriate services for homeless and other special needs populations.

Significant challenges in service delivery in Birmingham include the following:

- High Demands for Affordable Housing
- High Demands for Supportive Services
- Beds for homeless men
- All homeless providers are struggling with funding issues due to the economy and other factors.
- Need more government, corporate, foundation & faith-based support.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

In developing a strategy to identify and address priority needs, the City of Birmingham conducted the needs assessment, market analysis, and citizen and stakeholder outreach as part of this Consolidated Plan to identify current conditions and serve as the basis for the priority needs established in this plan. Following the development of this Strategic Plan, the City will undertake a competitive application process and award funds based on the application and relation to the priority needs established in this plan. Given the use of the competitive application for funding, the City of Birmingham will ensure funded projects address the priority needs and goals in the Strategic Plan and Action Plan.

Over the past 4 years, the City has provided leadership in wide-ranging examination of institutional structures and service delivery systems through various research, studies, and extensive community participation, including, but not limited to the Comprehensive Plan, the Housing and Neighborhood Study, and this Consolidated Plan process. The City of Birmingham's Comprehensive Plan Chapter 13 has identified and recommended the following goals and action steps that will address methodologies for overcoming gaps in institutional structures and service delivery systems related to priority needs and community development:

1. Improve the City's website to offer more information and e-government services.
2. Inventory city data and work toward creation of a publicly-accessible online data warehouse.
3. Establish a performance management system for city departments and agencies.
4. Create a comprehensive property management system.
5. Develop a capital planning process that meets best practices.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Economic Development and Commercial Revitalization	2015	2020	Non-Housing Community Development Economic Development	Birmingham, AL	Promotion of Jobs and Business Creation	CDBG: \$1,362,115 HOPWA: \$0 HOME: \$0 ESG: \$0 CDBG- Section 108 Loan Guarantee: \$6,910,000 CDBG-DR: \$0	Rental units constructed: 143 Household Housing Unit  Rental units rehabilitated: 24 Household Housing Unit  Jobs created/retained: 64 Jobs  Businesses assisted: 330 Businesses Assisted
2	Affordable Housing Supply and Quality	2015	2020	Affordable Housing	Birmingham, AL	Affordable Housing Supply and Quality	CDBG: \$11,343,282 HOME: \$4,591,881	Rental units constructed: 65 Household Housing Unit  Rental units rehabilitated: 65 Household Housing Unit  Homeowner Housing Rehabilitated: 2000 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Improve Public Services	2015	2020	Non-Housing Community Development	Birmingham, AL	Development and Implementation of Public Services	CDBG: \$1,901,557	Public service activities other than Low/Moderate Income Housing Benefit: 9094 Persons Assisted
4	Homelessness Prevention and Rapid Re-housing	2015	2020	Homeless	Birmingham, AL	Services and Housing for Homeless Population	CDBG: \$1,509,954 HOPWA: \$0 HOME: \$0 ESG: \$2,241,037 CDBG- Section 108 Loan Guarantee: \$0 CDBG-DR: \$0	Tenant-based rental assistance / Rapid Rehousing: 184 Households Assisted  Homeless Person Overnight Shelter: 47127 Persons Assisted  Overnight/Emergency Shelter/Transitional Housing Beds added: 690 Beds  Homelessness Prevention: 3013 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	HOPWA and Non-homeless Special Needs Services	2015	2020	Non-Homeless Special Needs	Birmingham, AL	Housing and Services for Special Needs Populations	CDBG: \$0 HOPWA: \$2,676,639 HOME: \$0 ESG: \$0 CDBG- Section 108 Loan Guarantee: \$0 CDBG-DR: \$0	HIV/AIDS Housing Operations: 1840 Household Housing Unit

Table 67 – Goals Summary

## Goal Descriptions

1	Goal Name	Economic Development and Commercial Revitalization
	Goal Description	Enhance the City's economic stability and prosperity by investing in economic development programs that encourage development and assist business with promotion and revitalization activities within targeted business districts.
2	Goal Name	Affordable Housing Supply and Quality
	Goal Description	Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment and community services, and for the owner-occupied and rental rehabilitation programs on a City-wide basis.
3	Goal Name	Improve Public Services
	Goal Description	Invest in community services and non-profit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as youth, seniors and food insecure households.

4	<b>Goal Name</b>	Homelessness Prevention and Rapid Re-housing
	<b>Goal Description</b>	Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions. ESG funds will be used to provide homeless households with financial and other assistance to move them as quickly as possible into permanent housing.
5	<b>Goal Name</b>	HOPWA and Non-homeless Special Needs Services
	<b>Goal Description</b>	Meet the needs of persons with HIV/AIDS and other special needs and their families through the provision of housing, health, and support services.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City of Birmingham anticipates that it will provide affordable housing to 2,481 households (481 renter households and 2,000 homeowner households) in the course of this Consolidated Plan cycle. To estimate the number of households at each income category listed above, Birmingham assessed income categories of occupants of past renter and homebuyer projects using HUD reports (PR-20). The ratios by income category are divided by renter and owner-occupied households. For renter households, 42.53% of households assisted were extremely low-income, 41.65% were low-income, and 15.83% were moderate-income. Applying these ratios to the estimated 481 renter households, Birmingham estimates that it will assist 206 extremely low-income, 200 low-income, and 75 moderate-income renter-occupied households.

For homeowner households, 12.14% of households assisted were extremely low-income, 34.03% were low-income, and 53.82% were moderate-income. Applying these ratios to the estimated 2,000 homeowner households, Birmingham estimates it will assist 243 extremely low-income, 681 low-income, and 1,076 moderate-income owner-

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

N/A

#### **Activities to Increase Resident Involvements**

The objective of the Housing Authority of the Birmingham District (HABD) - Resident Services is to link residents with programs and services to help improve economic self-sufficiency. Resident Services enriches the lives of the communities, empower individuals and families as they achieve economic independence. Programs and Services provided by HABD include:

- **Family Self-Sufficiency (FSS) Program:** The FSS program features goal setting, mentoring and financial incentives to empower families to make positive life changes. As a part of the FSS Program, participants enter into a five-year contract with HABD that identifies their educational, personal and professional goals. A FSS Coordinator helps the head of household develop an action plan that outlines specific activities and services needed to achieve their goals. Services include education, job training, social services, business development, credit counseling, legal assistance, job placement and self-help workshops.
- **Lease- Purchase Homeownership Program:** The HABD Lease-Purchase Home Ownership Program is to provide affordable homeownership opportunities for low and moderate income families. The program builds new homes on selected HABD-owned sites or acquires existing homes in targeted neighborhoods. (Preference is given to those HABD public housing residents and Section 8 participants who apply and qualify to participate in the program).
- **Section 3 Employment, Business and Training Services:** HABD Section 3 Program focuses on directing employment, contracting, and other economic opportunities to residents. Section 3 eligible participants must complete a program application and readiness assessment (to show which careers participants may perform at best). After an initial assessment is complete, program participants' names, career skills, and work interest are placed into a database for matching job opportunities.
- **Section 3 Community Centers:** The Community Centers enhance the quality of life within its housing communities by providing programs and services to promote recreational activities, education, personal enrichment and family development. Residents can participate in a wide array of positive programs for youth, adults, and seniors in the areas of: 1) education, 2) workforce and business development, 3) mentoring, 4) faith and social services, 5) athletics, 6) health and wellness, 7) family and parenting, 8) finance, 9) social and cultural arts, and 10) public safety.

#### **Is the public housing agency designated as troubled under 24 CFR part 902?**

N/A

**Plan to remove the 'troubled' designation**

N/A

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The current City of Birmingham Draft Analysis of Impediments to Fair Housing will identify impediments to fair housing that also fall under the category of barriers to affordable housing. These impediments/barriers may be revised before the formal submission of the Consolidated Plan to HUD, as the Draft Analysis of Impediments to Fair Housing is currently being reviewed and revised with additional engagement from governmental and institutional stakeholders.

Birmingham is not immune to common barriers to affordable housing across the United States, such as:

- As described elsewhere in this Plan, the lack of enough rent-assisted units to meet the demand.
- Federal resources for programs such as CDBG and HOME are decreasing, and do not keep up with inflation or match the need.
- Residents often oppose the location of housing for protected classes in or near their neighborhoods, including rezoning for group homes for residents who are disabled (“Not In My Back Yard”, or “NIMBY”).
- Accessible housing units are often not available to people with disabilities.

Regulatory reform is key to the development of affordable housing that is challenged by overly restrictive regulations, zoning laws, and NIMBY sentiments, all of which drive up the cost of residential development. The City recognizes that public regulatory policies such as zoning ordinances and subdivision regulations can directly or indirectly affect affordability by controlling supplies of residential land, the intensity and character of its use, and many of the costs in developing, owning, and renting housing.

The cost of developing housing can rise due to the time consuming nature of obtaining re-zoning or variances, obtaining approvals of design and engineering work, and securing permits and getting inspections completed. While there are legitimate reasons for the quantity and variety of local land development requirements and regulations—such as the protection of public health and safety, protection against nuisances from neighbors, development, and maintenance of infrastructure and protection against inappropriate land use—they can greatly increase housing costs. Regulations can affect the cost of development in the following ways:

- **Land Prices**—As a rule, land prices escalate when the demand for development is high and land supply is limited. Land that can be developed can be limited in availability through regulatory constraints, such requiring large minimum lot sizes or curtailing the expansion of water and sewer systems. Land constitutes from 10 to 35% of the cost of new housing. An increase in land prices will cause the overall development costs of a project to increase.

- **Developers' Costs**—Costs imposed on developers through local government fees for filing necessary applications, reviewing plans, obtaining inspections, etc. will be passed on in the form of higher sales prices or higher rents to the potential buyer or renter.
- **Site Improvement Costs**—The costs associated with developing a site—which can constitute 10% to 20% of the costs of a new single-family home—are increased through high standards for streets, parking and infrastructure.

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City's strategy for investing housing and social services programs funded by CDBG, HOME, ESG, and HOPWA are designed for this purpose, and the Comprehensive Plan outlines a wide-ranging approach to remove or ameliorate barriers to affordable housing also. Below are some of the strategies to ameliorate the barriers listed in the prior section, with the caveat that these strategies may also be revised within the next several weeks as the Draft Analysis of Impediments to Fair Housing is reviewed and revised with additional stakeholder input. Additional actions to consider based on local Consolidated Plan Focus Group Discussions include aligning housing development funding application cycles with the State's LIHTC Qualified Allocation Plan.

In its Comprehensive Plan, the City has committed to the following principals to guide residential land use:

### **PRINCIPLES TO GUIDE FUTURE LAND USE**

- Preserve the single-family character of the majority of Birmingham's existing occupied single-family residential neighborhoods and promote consolidation of vacant lots with occupied housing, where appropriate.
- Encourage residential infill development on vacant lots, starting with Strategic Opportunity Areas.
- Concentrate density and mixed-use development in a limited number of mixed-use centers in order to promote the emergence of critical mass to make a visible difference and support retail and transit.
- Locate compact, neighborhood mixed use centers ("urban villages") with residential, retail and office uses at key intersections within walking distance of neighborhood residences and where they could support improved public transportation service.
- Locate multifamily development in mixed-use centers ("urban villages"); where there is nearby access to retail, services, and public transportation; or on collector or arterial streets and at intersections.
- Implement the Red Rock Ridge and Valley Trail System by preserving land to achieve a green network of interconnected greenways and multiuse paths, parks, and passive and recreational spaces.
- Locate new housing developments adjacent to and connected to existing development, rather than in areas where they are surrounded by undeveloped land.

- Avoid locating residential uses where they will be surrounded by industrial uses.
- Establish appropriate transitions from higher-density and higher-impact land uses to lower-density and lower-impact land uses.

The Comprehensive Plan Chapter 14 addresses strategies and goals for amending current zoning and land use regulations that affect the development of affordable housing.

One strategy directly addresses the potential for ameliorating barriers to affordable housing:

“Implement the Comprehensive Plan by rewriting the zoning ordinance, as needed, and consider consolidating a new zoning code with other development standards in a Unified Development Code (UDC).”

### **Barriers to Affordable Housing (Continued)**

Through the creative use of regulatory controls, the City of Birmingham like other local governments can demonstrate their ability to reduce development costs and find that more efficient regulatory procedures also cut local governments’ administrative costs. In its efforts to decrease barriers to development of more affordable housing, the City of Birmingham is working diligently to address areas that create barriers to all residential development and, thereby, significantly decrease high housing costs that often limit housing choice. The City’s recently adopted Comprehensive Plan demonstrates the City’s commitment to examine and address these potential barriers over the period of this Consolidated Plan.

During the development of the *Birmingham Housing and Neighborhood Study*, cited earlier in this Plan, the authors of the Study, GCR, Inc. engaged the Birmingham affordable housing stakeholders in consultations and meetings comparable to this Consolidated Plan process, and similar results were received. Both planning processes revealed barriers faced by the City and challenges with alleviating barriers through existing City programs. These include:

- Lack of state and local fair housing legislation impedes enforcement of housing discrimination.
- Lack of investment in low income and minority communities.
- Limited general understanding of fair housing issues in government.
- Need for increased services for special needs, HIV/AIDS, and chronic homeless.
- Need for more public housing and subsidized units, some redevelopment leading to a loss of total units.

Through research and interviews conducted for the Birmingham Housing and Neighborhood Study and this Plan, stakeholders identified the need for the following areas to be investigated further:

- American Disabilities Act Accessible Units: Create a publically accessible central database of ADA accessible apartments and homes funded using CDBG, HOME, ESG, and other housing programs.
- Multifamily Development Permitting Process: Review the current process for affordable housing developments to receive building permits, including customer satisfaction, and time it takes to complete the process. Explore additional opportunities to streamline permitting process for affordable housing developments.
- Demonstration Projects: Work with the Department of Planning, Engineering and Permits, as well as the Birmingham Land Bank Authority to conduct demonstration projects looking at smaller square footage currently allowed by the zoning code to provide alternative housing types. - City of Birmingham Housing and Neighborhood Study, December 2014

## **Barriers to Affordable Housing<sup>2</sup> (Continued)**

Additionally, Chapter 14 of the *Birmingham Comprehensive Plan* identifies a “large number of residential zoning districts” as a zoning barrier for residential development:

“Residential zoning districts in Birmingham, of which four are single-family districts, one is a two-family district, and one permits up to 4-family dwellings. Three multifamily districts allow increasing levels of density. Of course, because this is a cumulative system, all residential districts also allow the least intensive use—a single-family home on at least a half acre. There may not be a need to have so many relatively minor gradations of residential density. Two of these districts, E-1 and R-1 have minimal difference in required lot size and frontage but are otherwise identical. The Planned Residential Zoning District (R-8) does not allow for a mixture of uses but the B-5 Mixed Business District is essentially the same as the R-8 except that it allows business and has a smaller acre- age requirement. Buffer requirements appear to reinforce suburban-style “pod” subdivisions, rather than promoting connectivity and appropriate transitions between new planned districts and existing areas.” - City of Birmingham Comprehensive Plan Chapter 14

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The following proposed principles to audit and guide a rewrite of zoning and development regulations relative to this strategy are recommended in the Comprehensive Plan:

- Residential low: single-family residential:
  - Review residential zoning districts to ensure that they reflect existing or desired character and consolidate residential zoning districts that do not result in significant variations in development.
  - Integrate development standards into residential district regulations where there is a desire to maintain existing residential character.

- Ensure that new infill or redevelopment housing built in the older parts of the city is compatible with the patterns established by the historic street grid, traditional orientation of front doors to the street, average setbacks, and parking strategies (parking on street, in alleys or at rear where driveways are not part of the traditional streetscape).
- Ensure that new infill in suburban-style developments is compatible with established patterns.
- Residential Medium: two-family, multifamily (including townhouse):
  - Connect multifamily housing to its surrounding neighborhood by integrating it into the street system and providing regulations that ensure proper transitions from lower to higher density development.
  - Ensure that multifamily housing is sensitive to its context by creating design and development standards that are compatible with the broader residential neighborhoods in relation to location and orientation on the site, parking, pedestrian friendly character and similar issues.
  - Design parking to be as unobtrusive as possible.
- Residential high: adaptive reuse and high-density mid-rise/high-rise:
  - Establish a height limit for buildings.
  - Establish transition standards such as upper story setback planes between higher and lower buildings.
  - Ensure that any parking structures are required to be wrapped with building program.
  - Promote designs that incorporate townhouse style units with separate street entrances to enhance pedestrian-friendly character.

Confirming some of the challenges to developing affordable housing as described above, during consultations with stakeholders, the *Housing Sub-Group* of the *Affordable Housing Focus Group* identified the following neighborhoods, in no particular order, as “Presenting Challenges to Affordable Housing Development”.

- Ensley
- West End
- Collegeville
- Titusville and North Titusville
- Neighborhoods in or bordering on the potential Superfund Site.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing (Continued)**

To strengthen and create vibrant neighborhoods across the City of Birmingham, using an approach grounded in data, and with an eye towards nurturing the communications channels with stakeholders and citizens employed during the development of the Consolidated Plan and Comprehensive Plan, specifically the *Community Framework Plans*, the City of Birmingham will continue this robust

community process to put the city on a new strategic path for the 21st century towards a renaissance of city neighborhoods, a strong economy with more jobs, and more opportunity and quality of life for all.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The CoC does not yet have a formal coordinated assessment system due to unavailability of funds. However, the CoC has a 2-pronged informal system that has existed for many years. 2-1-1 Connects Alabama is a statewide regional call center referral system to provide easy access to health and human services. Several CoC's within the State use 2-1-1 Connects Alabama as a coordinated assessment system. One Roof CoC has not been able to implement a partnership with the 2-1-1. However, all people entering an HMIS participating agency are assessed in the same manner, complete the same intake form and appropriate referrals are made, a process that is essentially a decentralized coordinated system. Additionally, One Roof partnered with a local University to beta test a Vulnerability Index which is used by outreach teams to prioritize what housing is available. New HMIS used by the CoC include a Vulnerability Index Service Prioritization Decision Assistance Tool, a Service Prioritization Decision Assistance Tool, and a Family Service Prioritization Decision Assistance Tool.

The Birmingham CoC provides the following outreach services to homeless individuals:

- Street Outreach Program (STOP) - Dedicated outreach team that collaborates with providers to house street dwellers. Works with a Mayor's Office Liaisons & Community Policing/Business Liaison groups to identify "new" people on the street.
- HOPE Mobile: Street outreach team for unaccompanied youth. Works closely with State Department of Human Resources & relevant providers.
- Assertive Community Treatment (ACT) & Research and Evaluation of Assertive Community Treatment (REACT): Includes serious mental illness (SMI) street outreach.
- A Faith-based medical team provides street medicine, services & housing info to street dwellers.
- All teams collaborate to identify HIV positive individuals and refer them to the AIDS outreach team.
- The CoC hosts annual the Project Homeless Connect and does extensive outreach to pre-register street dwellers.

### **Addressing the emergency and transitional housing needs of homeless persons**

Addressing the needs of its homeless population (homeless individuals, homeless families with children, and the related sub-populations continues to be a priority for the City of Birmingham. The City and CoC have identified the need for emergency shelter and transitional housing services to the homeless as a high priority needs to be addressed as a part of the City's five year strategic plan. Sub-populations include the severely mentally ill, alcohol or drug addicted, domestic violence victims, homeless youth, and persons diagnosed with HIV/AIDS as well as their families. The City and the Continuum are focusing on the following to address emergency and transitional housing needs:

- **Emergency Shelter/Services** – Emergency shelter, food, counseling and other supportive services will continue to be provided to the chronically homeless, the homeless, and the homeless sub-populations. The City of Birmingham fully anticipates the continued funding of applications during the coming year for programs specifically designed to benefit these populations.
- **Housing & Services For Transition To Permanent Housing & Independent Living** – Housing and services for transition to permanent housing and independent living will continue to be provided to homeless and homeless sub-populations. Efforts will be made to increase the time that homeless individuals remain in permanent housing and to encourage more individuals to move from transitional to permanent housing. Emphasis will also be placed on creating greater self-sufficiency by increasing the percentage of persons employed.
- **Permanent Housing & Services For Those Incapable Of Achieving Independent Living** – The City and CoC will continue its practice of providing emergency shelter, food, counseling and supportive services to those incapable of achieving independent living.
- **Permanent Affordable Housing Opportunities For Persons Who Successfully Complete A Transitional Housing Program** – Transitional housing opportunities and related services will be provided to those individuals who successfully complete a transitional housing program.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

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- **Housing & Services For Transition To Permanent Housing & Independent Living** – Housing and services for transition to permanent housing and independent living will continue to be provided to homeless and homeless sub-populations. Efforts will be made to increase the time that

homeless individuals remain in permanent housing and to encourage more individuals to move from transitional to permanent housing. Emphasis will also be placed on creating greater self-sufficiency by increasing the percentage of persons employed.

- **Permanent Housing & Services For Those Incapable Of Achieving Independent Living** – The City and CoC will continue its practice of providing emergency shelter, food, counseling and supportive services to those incapable of achieving independent living.
- **Permanent Affordable Housing Opportunities For Persons Who Successfully Complete A Transitional Housing Program** – Transitional housing opportunities and related services will be provided to those individuals who successfully complete a transitional housing program.
- **Assistance For Preventing Low-Income Individuals and Families With Children From Becoming Homeless** –The City of Birmingham and Continuum will continue providing assistance to low-income homeowners and renters in order to prevent them from becoming homeless. This will be done by upgrading and expanding the availability of affordable housing; through outreach and assessment in order to identify needs and make supportive services connections. It will also offer emergency utility payment assistance, counseling and legal services, job training, credit counseling, and other life skills training as well as to offer daycare for children of working parents. Efforts will also be made to decrease the number of homeless households with children.
- **New Permanent Housing Beds for Chronically Homeless** – The City of Birmingham and the Continuum will continue to push for funding for affordable housing and push CoC providers to prioritize the chronically homeless for any public supported housing.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City of Birmingham’s “Discharge Coordination Policy” includes policies, strategies, and protocols for the discharge of individuals from publicly funded institutions. Publicly funded institutions are defined as health care facilities, youth facilities, correctional facilities, mental facilities, and/or foster care. The Continuum has strategic meetings with officials from publicly funded institutions in order to be aware of anticipated discharge dates of individuals along with the actual scheduled release dates. The City’s policy requires that housing units along with the required supportive services be readily available to individuals in need before they are discharged from publicly funded institutions.

In the area of Foster Care, the CoC shares that all youth in the care of the State of Alabama through the Department of Human Resources are evaluated by case managers at high school graduation or upon aging out of the system, whichever comes first, for placement in transitional housing programs managed by partners supported by a non-McKinney Vento funded program. The State’s Human Resource Policy states “The purpose of discharge planning is to identify and begin implementing steps to successfully

finalize a youth's discharge from the system of care based on the established permanency goal. Placement in the permanent living situation shall occur within a timeframe that allows at least six (6) months of post foster care supervision. Discharge planning shall begin no later than twelve (12) months prior to the anticipated date that youth will be discharged from the system of care." Finally, the City of Birmingham supports non-profit organizations and for-profit developers in their efforts to develop affordable supportive housing units for individuals facing discharge from publicly funded institutions."

As it relates to health care and mental health, Continuum providers work closely with hospital staff and social work staff to determine housing options for those who frequently require hospital services. One organization, Bridges Ministries assists families in the hospital who have lost homes while hospitalized or are at risk of being homeless. Discussions continue with the partners to seek ways to be more responsive in addressing housing issues. With regards to mental health, the Alabama Department of Mental Health policy for all state operated facilities is that discharge planning is done by case workers with consumer involvement and input. The policy further states that patients may go home to family or they may be released ONLY into certified group homes or permitted boarding homes. Protocol is understood by the Continuum and the State of Alabama Department of Mental Health that supervised placements are followed up with a case worker and patients are not discharged into homelessness or into any McKinney-Vento funded program. Similarly, there are very specific discharge policies for local HIV/AIDS housing providers and patients.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The Alabama Lead Contractors Certification Program is a statewide program authorized by Act No. 97-553. The Lead Reduction Act of 1997 established the procedures for certification of contractors or firms that perform lead-based paint inspections, risk assessments, abatement, and renovation activities in target housing (pre-1978) and child-occupied facilities.

This program also requires that all persons engaged in lead-based paint activities (abatement or renovation) in target housing and child-occupied facilities be properly trained, that training programs are accredited, that firms are certified, and that all lead-based paint activities be performed by accredited individuals of certified firms according to the prescribed work practice standards contained in these rules. The Alabama Lead Contractor Certification Program consists of Lead Hazard Reduction Contractor Certification (Abatement) and Alabama Lead Renovation Contractor Certification.

The Alabama Department of Public Health's Lead Hazard Reduction Contractor Certification rules took effect on September 5, 1998. Under this certification, the University of Alabama's Safe State environmental program accredits and registers individual lead professionals such as lead inspectors, lead risk assessors, training providers, lead abatement supervisors, lead abatement workers, and lead abatement project designers.

Continued below.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

While lead-based paint was banned in 1978 by the U.S. Consumer Product Safety Commission (CPSC), it is still a significant problem in cities where the housing stock is relatively old and built before the ban. In Birmingham, over 78 percent of the housing stock was built before 1980.

As indicated in the Housing Market Analysis section, we estimate that of the 70,771 total households at risk for lead-based paint (built before 1980), approximately 21,231 (38% multiplied by 70,771) are occupied by low-income households and approximately 13,446 (19% multiplied by 70,771) are occupied by moderate-income households.

### **How are the actions listed above integrated into housing policies and procedures?**

According to City staff the need for the removal of lead-based paint in housing continues to be overwhelming. The City's ongoing educational and housing rehabilitation efforts have made only minor progress, and there has not been a lot of downward movement in the statistics at this point. Recognizing the extensiveness of the lead paint problem, the City of Birmingham is following HUD guidelines for the removal of lead and in many instances is doing complete gutting of areas where lead

based paint exists. The majority of households assisted are African American and the units are occupied by those with low and moderate incomes.

The City works very closely with Jefferson County's Health Department for surveys, referrals, education, and tests. The Health Department has been instrumental in conducting assessments and providing helpful information for addressing lead based problems in the City of Birmingham.

Access to services and resources is also provided through the Alabama Childhood Lead Poisoning Prevention Project (ACLPPP). This project is the result of collaborative efforts of the Alabama Department of Public Health Bureaus of Family Health Services and Environmental Services and the Alabama Medicaid Agency. ACLPPP accomplishes its mission by providing public outreach and education, case investigation, and case management services to help prevent further lead exposure in Alabama's children.

These efforts are supportive of the City's strategies to insure the successful implementation of HUD's Lead Based Paint Hazard Control and Lead Hazard Reduction programs. Consistent with HUD requirements, the City of Birmingham and its lead based paint staff continue to work on the following key HUD program components per Title X of the Housing and Community Development Act of 1992. Components include:

- Training and contractor pool development
- Community outreach/marketing of program
- Developing and implementing procedures & guidelines for the program
- Using qualified staff with good organization experience

None of the City's housing programs include activities that are expected to disturb lead painted surfaces except our volunteer programs which are under the allowable threshold and are exempt. The City does however, require that all programs adhere to lead safe work practices. The City's housing inspectors are certified in these practices and we require our volunteer subcontractors to do the same. The City also requires the subcontractors that work on painted surfaces to submit a plan detailing how they are going to deal with lead painted surfaces.

The City requires all projects to be compliant with the Federal and State laws and regulations described above. The City ensures that all grantees, subrecipients, and contractors comply with the requirements set forth by the Alabama Childhood Lead Poisoning Prevention Project (ACLPPP).

Finding resources to address this problem will continue to be a challenge for the City of Birmingham over the next five years. Addressing the lead based paint problem will continue to be a major priority given the seriousness of the problem.

Although the issue of lead-based paint in Birmingham's housing stock can be overwhelming, in the following table, national data collected by the Center for Disease Control indicates positive progress state-wide (the CDC does not have similar data for the City of Birmingham).

#### **Actions to address LBP hazards and increase access to housing without LBP hazards: (Continued)**

The Alabama Department of Public Health certifies lead abatement firms and provides enforcement of all state lead regulations. Further, these rules establish requirements for abatement project notifications, abatement work practices, and for record keeping.

#### **Alabama Lead Renovation Contractor Certification**

The Environmental Protection Agency's (EPA) Renovation, Repair and Painting (RRP) rules took effect on April 22, 2010. The University of Alabama's Safe State Environmental Program and the Alabama Department of Public Health have modified and promulgated Alabama's lead rules to allow the state to take over the RRP program as part of its current Lead-Based Paint Contractor Accreditation Program. On February 17, 2010, the Alabama Lead Contractor Certification Program received approval from the Alabama State Committee on Public Health to seek EPA authorization to administer and enforce the lead-based paint RRP rules for the State of Alabama in lieu of the EPA. The Renovation Contractor Certification, Chapter 420-3-29, establish requirements for certifying renovators, dust sampling technicians, and renovation firms. Further, these rules establish requirements for renovation project notifications, pre-renovation education requirements, renovation work practices, and for record keeping.

All Jefferson County Department of Health clinics and private providers provide lead screening for children 12 months-72 months of age. Children with venous lead levels of 10mcg/dl or higher are referred to Childhood Lead Poisoning Prevention (CLPP) for follow-up. At lead levels of 10-15 mcg/dl, a home visit is scheduled where nutritional, hygienic, and health education information is given, and plans for follow-up are discussed. An interview is performed by case management services using an elevated blood lead environmental surveillance form. This form is designed to determine the source of the child's exposure.

The Jefferson County Childhood Lead Poisoning Prevention Program enforces lead with in the Food and Lodging Childcare Facility Rules. Water Samples for lead are collected from Jefferson County Childcare Facilities and are sent to the Alabama Department of Public Health Bureau of Clinical Services for analysis. Visual assessments are conducted by Environmentalists in childcare facilities and schools on physical lead hazards and referred to the lead program.

Parents of children with lead levels greater than 15 mcg/dl undergo the procedure outlined above, but in addition are referred to Alabama Department of Public Health Lead Certification Program for an environmental assessment of the home. This assessment includes Niton XRF painted surface testing as

well as soil, water and dust sample collection for testing at the Alabama Department of Public Health Bureau of Clinical Laboratories in Montgomery.

<b>Year</b>	<b>State</b>	<b>Population &lt;72 months old</b>	<b>Number of Children Tested</b>	<b>Total Confirmed BLL &gt;10</b>	<b>Confirmed BLLs &gt; 10 of Children Tested</b>
1997	Alabama	357,087	22,875	1,501	6.56%
1998	Alabama	352,409	17,827	988	5.54%
1999	Alabama	349,592	17,660	549	3.11%
2000	Alabama	356,676	13,719	315	2.30%
2001	Alabama	357,111	12,107	642	5.30%
2002	Alabama	357,111	22,495	454	2.02%
2003	Alabama	355,715	21,307	503	2.36%
2004	Alabama	357,382	12,833	370	2.88%
2005	Alabama	360,396	19,043	260	1.37%
2006	Alabama	365,075	31,961	345	1.08%
2007	Alabama	370,240	36,428	269	0.74%
2008	Alabama	374,378	39,174	243	0.62%
2009	Alabama	377,117	19,493	204	1.05%
2010	Alabama	365,443	17,088	122	0.71%
2011	Alabama	365,443	22,286	119	0.53%
2012	Alabama	365,443	14,691	106	0.72%
2013	Alabama	365,443	24,563	115	0.47%

**Table 68 - Childhood BLL History - Alabama**

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The anti-poverty strategy is the unifying thread that ties the housing, homeless, public housing and non-housing community development strategies together as one comprehensive plan for reducing the number of families that fall below the poverty level. The strategic plan, goals and objectives noted throughout this part promote self-sufficiency and empowerment of our residents.

The City recognizes that not a single program or emphasis can be used to alleviate poverty across the jurisdiction, as the root causes of poverty vary widely (including education, employment, and access to affordable housing) as do the required actions to reduce the number of poverty-level households. As such, a number of the goals, programs and policies described in this plan are intended to contribute to the reduction of the number of poverty-level families in the City of Birmingham.

The Department of Community Development, as the lead agency in the implementation of the Consolidated Plan, will coordinate efforts among its many partner organizations to ensure that the goals outlined in the consolidated plan are met. These partners include neighborhood residents, representatives of health and human service agencies, businesses, churches, nonprofit developers, lenders and for-profit entities. The key principles of the county's anti-poverty strategy and five-year Strategic Plan are described in the following sections.

#### **Neighborhoods and Economic Development**

Another component of the anti-poverty strategy includes goals and objectives for improving the living and business environments throughout Birmingham. The consolidated plan includes strategies to demolish or reuse vacant properties, encourage businesses to invest in Birmingham and redevelop City and County-owned properties to improve the overall character of the area's neighborhoods.

Continued below.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

In addition to CDBG and HOME activities undertaken directly by the City (primarily housing activities), the City funds a wide variety of economic development, housing, and social service programs designed to assist households with poverty level incomes. Many of the City's activities furthering the goals of the Consolidated Plan are provided by community agency partners. These programs include childcare and a range of services for special needs populations, which are outlined in other sections of this Plan. This section will summarize and highlight some of the City's strategies to increase employment opportunities

and create viable urban communities by supporting related community services, and working with public and private regional partners. Partnership strategies include, but are not limited to:

#### Neighborhoods and Economic Development

- **Birmingham Beacon Program:**

Provision of technical assistance to public or nonprofit entities to increase the capacity of such entities to carry out eligible neighborhood revitalization or economic development activities. A non-profit corporation established to coordinate the Birmingham Beacon Program whose goal is to revitalize community-based commercial areas in ten target districts throughout the city. Agency will work with merchants and with the business community to help organize, promote, market and manage these districts.

Continued below.

#### **Jurisdiction Goals, Programs, and Policies for reducing the number of poverty-level families:(Con't)**

##### Improve the Quality and Availability of Affordable Housing

Eliminating many of the physical signs of poverty is a key element in the anti-poverty strategy. The housing, public housing and community revitalization initiatives work toward fulfilling this goal. The Department of Community Development will direct significant resources toward the creation and preservation of affordable housing and coordinating the efforts of local nonprofit and for-profit providers. Affordable housing is the foundation for achieving self-sufficiency. While these activities do not directly reduce the number of poverty-level families in the city, they can ameliorate the additional strain of high housing costs on already impoverished households.

##### Provide For and Improve Public Services

Important long-term goals in the strategy to reduce and eliminate poverty include providing services to residents of the City of Birmingham. Specifically, the strategy includes an emphasis on the provision of operational subsidies for service providers, child care services that enable parents to work, and legal assistance.

Through a comprehensive five-year plan, the City of Birmingham will continue to utilize CDBG and HOME funds to revitalize neighborhoods and communities. In addition, other public and private sector funds will also be sought as a means to leverage the CDBG and HOME allocations received by the city on an annual basis.

## **How are the Jurisdiction poverty reducing goals coordinated with this affordable housing plan: Con't1**

- **Urban Impact:**

A non-profit organization, to continue ongoing commercial development efforts initiated in the Historic Fourth Avenue Business District through technical assistance to established business and those wishing to locate within the area. Agency also promotes and assists in increasing tourism through the coordination of public information and other activities in conjunction with the Civil rights Institute, Kelly Ingram Park, Alabama Jazz Hall of Fame and other area attractions.

- **Jefferson State Community College:**

Provision New Options Program to assist adults, primarily single parents, obtain educational and job skills.

- **Mental Health Association of Central Alabama, Inc.:**

Provision of job readiness training and job placement program focusing on improving the socialization and employability skills of its clients.

Improve the Quality and Availability of Affordable Housing

- **Birmingham Urban League, Inc.:**

Provision of housing counseling services to assist individuals and families in obtaining, maintaining, and retaining, decent, safe and affordable housing.

- **Gateway:**

The Gateway Financial Freedom Program will provide housing and financial counseling to clients of non-profit agencies serving the homeless, adults in transition, and at-risk low/moderate income residents.

- **JCCEO:**

Provision of homeless prevention activities to assist families that have received eviction notices or notices of termination of utility services, and Rapid Re-housing assistance for eligible homeless individuals and families.

- **HOME Program CHDO Activities:**

Community Housing Development Organizations (CHDOS) are a specific type of private non-profit organization, that that has staff with the capacity to develop affordable housing for the community it

serves. The City of Birmingham sets aside 15% of the annual HOME allocation for CHDO housing activities.

**How are the Jurisdiction poverty reducing goals coordinated with this affordable housing plan: Con't2**

- **HOME Program CHDO Activities:**

Community Housing Development Organizations (CHDOS) are a specific type of private non-profit organization, that that has staff with the capacity to develop affordable housing for the community it serves. The City of Birmingham sets aside 15% of the annual HOME allocation for CHDO housing activities.

***Provide For and Improve Public Services***

- **J.J.'s Freedom Center:**

This organization will provide summer and after school programs for at risk children specifically in the Western area of Birmingham.

- **Childcare Resources, Inc.:**

Provision of supplemental child care financial assistance to low/moderate income working families.

- **Legal Services of Alabama:**

The agency will, through its local office, assist low to moderate income citizens with estate planning, specifically assisting in the preparation of wills, trusts, and general estate counseling.

- **Titusville Development Corporation:**

Provision of services to seniors that are currently being served at the Memorial Park Recreation Center, including meals on wheels, recreation, health screens, and lectures.

- **Children's Village, Inc.:**

Provision of a home for youth designed to offer age appropriate learning activities to promote academic achievement, social skills, creative expression, and development.

- **United Cerebral Palsy of Greater Birmingham, Inc.:**

Provision of comprehensive training to assist clients to live independently in the community.

- **Prescott House:**

Provision of crisis intervention counseling, extend assessment counseling, referrals and interviewing services for child victims of sexual/physical abuse or who are witness to violent acts with assistance from child protection professionals and law enforcement agencies in preparation of case development and criminal prosecution and accompaniment for all court appearances.

### **How are the Jurisdiction poverty reducing goals coordinate with this affordable housing plan: Con't3**

- **YWCA:**

Provision of transitional housing for homeless families including food, clothing, life skills training, case management, counseling, day care, school placement, and after school child care. Provision of housing for homeless women and children

- **AIDS Alabama, Inc.**

AIDS Alabama, Inc. serves as the City's sponsor of HOPWA Entitlement Funds per HUD's recommendation. HOPWA Activities are: Rental Assistance, Supportive Services, Operating Cost, Resource Identification, Project Sponsor Administration

Michael Saag, MD, Director of the AIDS Research Clinic at the University of Alabama at Birmingham, told the *Birmingham News*:

*"HIV is a disease of poverty. Those who are poor are less likely to be diagnosed, get treatment or stay in treatment, increasing the risk not only that they'll be sick, but that they'll infect others. Since there's a lot of poverty in the southern United States, there's going to be a lot of HIV cases."*

Wolfson, Hannah. The Birmingham News. *AIDS risk higher in the South*.

[http://blog.al.com/spotnews/2012/01/aids\\_risk\\_higher\\_in\\_the\\_south.html](http://blog.al.com/spotnews/2012/01/aids_risk_higher_in_the_south.html) Published January 14, 2012.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Birmingham through its Department of Community Development is committed to a comprehensive program of monitoring and evaluating the progress of housing and community development activities. The goal of the jurisdiction is to ensure long-term compliance with the applicable regulations and standards, particularly the National Affordable Housing Act. The Department of Community Development administers and monitors activities funded in whole or in part under programs covered by the consolidated plan. The Department of Community Development is responsible for overseeing funds distributed to sub-recipients and other entities, and for reporting performance and accomplishments in the Consolidated Annual Performance and Evaluation Report.

The City's monitoring process is designed to evaluate program performance; financial performance; and regulatory performance.

The City's Community Development Department is presently requiring quarterly reports from each of its CDBG, ESG, HOME and HOPWA grantees measuring performance and output measures. These reports are to be compiled and included as a part of the City's annual CAPER submission.

The City of Birmingham through its Department of Community Development is structuring its monitoring process to ensure that a system of continuous communication and evaluation is in place. The monitoring process facilitates the evaluation of accomplishments in relation to established goals and objectives. Information gained from the review will give the City of Birmingham an opportunity to determine which programs and /or strategies are working, which benefits are being achieved, which needs are being met and which objectives are being accomplished. Both qualitative and quantitative methods of evaluation will be used including the following:

- Surveys
- Telephone conversations
- Quarterly reports
- Periodic meetings
- Workshops
- Evaluation sessions
- Other forms of data collection

Monitoring reinforces accountability. The written agreement is an enforceable contract and there are consequences that subrecipients must understand if they are or are not observing program rules and regulations. The Department of Community Development will require that all subrecipients, CHDOs, or

other entities receiving funding execute written agreements before any CDBG, HOME, ESG, or HOPWA funds will be disbursed. These agreements will provide a description of the activity or project to be undertaken, its objectives, budget, and expected duration. The roles and responsibilities of each partner and the expected public benefit will be specified, measured, and recorded for tracking performance.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

Each year, the City of Birmingham receives federal assistance, in the form of grant funding, from the U.S. Department of Housing and Urban Development (HUD) under four primary formula allocation programs. These programs are:

- The Community Development Block Grant Program (CDBG),
- The HOME Investment Partnership Program (HOME)
- The Emergency Solutions Grant Program (ESG); and
- The Housing Opportunities for Persons with AIDS Program (HOPWA).

These entitlement program funds are received by the City based upon formula allocation. Upon receipt, the funds are administered by the City's Department of Community Development and are utilized for a variety of purposes that meet the intent of the funding for each specific program. The City's federal funds are leveraged against numerous other sources of federal, state, local and private funding.

The City partners with a number of housing developers, public service agencies and homeless shelter/housing providers to maximize both CDBG/HOME resources and the other public and private resources of the partners. The costs to address the needs of the under-resourced cannot be covered through a single source, but must be supported through a number of layered and pooled funding streams. While there is no match requirement for CDBG and Birmingham has a 100% match reduction for HOME, the City requires that the subrecipients and other City departments use alternative funding to supplement CDBG/HOME dollars to ensure that the HUD funds are the funding of last resort and that the

resources are maximized to the greatest extent possible.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,375,865	1,000,000	0	6,375,865	0	Block grant from US Department of Housing and Urban Development to address housing, community development and economic development needs.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,009,149	100,000	0	1,109,149	5,102,085	Grant from US Department of Housing and Urban Development to address affordable housing needs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	581,878	0	0	581,878	2,676,639	Grant from US Department of Housing and Urban Development to address needs and services for persons with HIV/AIDS.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	487,182	0	0	487,182	2,241,037	Grant from US Department of Housing and Urban Development to address needs and services for homeless persons or persons at risk of becoming homeless.
Other	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	0	0	0	0	6,910,000	Community and economic development loan guarantees for residential redevelopment of the Powell School, and the mixed use Pizitz project.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Economic Development Housing Other	0	0	0	0	23,883,326	Block grant from US Department of Housing and Urban Development to address disaster related issues and start the recovery process.

Table 69 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal resources are leveraged through the City’s affordable housing programs and economic development activity programs to maximize the impact of federal resources. For example, the Federal Low Income Housing Tax Credit (LIHTC), Historic Tax Credits, and various affordable housing loan and grant products from the Federal Home Loan Bank can be leveraged with HOME funding to develop affordable housing. Leveraging varies from activity to activity depending on the project scope, and the City strongly encourages CDBG subrecipients to leverage funds for the CDBG activities that they propose to undertake. Generally, to fully leverage federal resources, the City undertakes affordable housing and economic development activities that could not be fully funded in the private sector. While not a HUD regulation, it is the City’s position that this is a prudent underwriting practice that allows a public sector lender to direct funds where they are most needed. The City’s federal funds are leveraged against numerous other sources of federal, state, local and private funding.

The City’s “Project 9-N-9” is a Community Investment Initiative enacting economic development and other strategies presented in the Birmingham Comprehensive Plan for the purpose of attracting leveraged investments and development across all nine districts within the City of Birmingham. This initiative is designed to stimulate equitable growth and development throughout the City of Birmingham as part of the overall **RISE** Comprehensive Plan. More specifically, the main objective of “9-N-9” is to identify neighborhood areas where economic changes might dramatically impact the well-being of the neighborhood. The recommendations contained within “9-N-9” reflect the broad desires and goals of the City of Birmingham, while remaining grounded in the existing economic and political realities.

Residents, policy makers, investors, employers, lenders, realtors, developers and other entities have varying perspectives as evidenced by the Comprehensive Plan. “9-N-9” will serve as a model for greater investment programs. “9-N-9” is an essential element in the RISE plan to encourage collaborations between these entities in an effort to understand the perspective of the many stakeholders involved in these communities.

Additionally, leveraged funds for financial incentives for Economic Development include:

- **SBA 504 Program**
- **SBA 7a Program**
- **Birmingham Business Development Loan Program**
- **Industrial Revenue Bond Financing**
- **Community Development Float Loan**

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City owns several acres of land and properties across Birmingham. The Consolidated Plan includes strategies to reuse properties, encourage businesses to invest in Birmingham and redevelop City-owned properties to improve the overall character of the area's neighborhoods.

The Birmingham Land Bank Authority was established to acquire the tax-delinquent properties, surplus properties of the local governments, and other properties located within the City of Birmingham in order to foster the public purpose of returning land which is in a nonrevenue generating, nontax-producing status to an effective utilization status in order to remove blight, provide housing, and stabilize neighborhoods for the citizens of the City.

According to the previously cited December 2014 *City of Birmingham Housing and Neighborhood Study*; "The Birmingham Land Bank Authority emerged out of City's Comprehensive Planning Process, which stressed the need for a tool to deal with extensive blight, vacancy and tax delinquent property across Birmingham. The Alabama Legislature enacted the Alabama Land Bank Authority Act, which enables the creation of a land bank authority in jurisdictions with over 1,000 tax delinquent properties. With nearly 15,700 tax delinquent properties and 9,600 properties eligible to be acquired by the Land Bank, the City of Birmingham qualified and the City Council passed a resolution to establish the Birmingham Land Bank Authority in 2014. The local Authority shares the mission outlined in state legislation, which enables the Authority to acquire tax delinquent properties to rehabilitate land which is not generating revenue, not producing taxes and turn it into a property that provides housing, industry and jobs. The City's Land Bank Authority will build off of the Comprehensive Plan, and begin its work in three Framework areas: Titusville, North Birmingham, and the Western Area. The challenge, with 15,700 delinquent properties is targeting resources to areas that have a strong market where vacant homes and land will be able to be sold. In addition to building off of the Comprehensive Plan, the Land Bank Authority will be a central component of the Mayor's RISE Initiative.

The Land Bank Authority will have both a Board of Directors and Land Bank Citizens Advisory Board. The Board of Directors will have 7 board members, with the City Council recommending four, and the Mayor will recommend 3 (including the Mayor). Expertise will include Finance and Banking, Architect, Planner, nonprofit housing developer in the City of Birmingham. The Land Bank Authority held its first meeting in September 2014. Proceeds of sales will be distributed in accordance to state enabling legislation, with one third of funds going to the authority, one third going to Authority expenses, and one third to recipients of ad-valorem taxes including school districts." (City of Birmingham Council Resolution No. 928-14)

## **Discussion**

There are no matching requirements associated with the CDBG, HOME, or HOPWA programs in Birmingham. The only Federal program contained in the City's PY 2014 Action Plan which has matching

requirements is the Emergency Solutions Grant Program. The City requires in its ESG agreement with Sub-recipients that each Subrecipient supplement its ESG grant amount with an equal amount of matching funds from sources other than ESG. In calculating the match amount, the following may be utilized:

- Value of any donated material or building.
- Value of any lease on a building.
- Any salary paid to staff in carrying out its ESG program.
- Volunteer hours for service at \$5.00 per hour.
- Other grants or monetary donations.

Satisfaction of HUD Matching Requirements. So as to satisfy HUD matching requirements, the City undertakes the following procedure in awarding ESG funding.

- The Community Development Department prepares a written request for proposals that is published on two different occasions in local newspapers of general circulation. Notices are also made available through the City's Citizen Participation mailings, mailings to CDBG and ESG Sub-recipients, and through announcements made at various neighborhood meetings. Additionally, a mailing list of providers of services to the homeless is formulated with includes present Sub-recipients of ESG funds and an RFP is mailed directly to them.
- After the final date for receiving proposals has passed, the CD staff reviews all proposals according to how it can best address the needs of homelessness, the amount of funds requested, type of proposed delivery of services with the amount of funds requested, how well it meets HUD's ESG Guidelines, and the time period that services can be provided.
- After proposals are reviewed, the Community Development Department makes its recommendations based on program objectives to the Mayor for his review and approval, then to the assigned City Council sub-committee and finally to the full Council for approval.
- Agencies are informed of their allocation. Contracts of agreement are prepared, reviewed, and executed by the City and ESG Sub-recipients.
- All selected ESG Sub-recipients are briefed on all program requirements and procedures that are necessary under the ESG program for proper implementation of the agency's activities.
- Documentation of ESG Matching Requirements: The ESG funded agencies declare their matching requirement in one of two ways: (1) Declare a specific and constant source of match i.e., salaries of employees, or (2) declare that documentation of ESG eligible expenses will be submitted in an amount equal to or greater than each financial reimbursement request. The sub-recipient's total ESG match must equal or exceed its total ESG grant amount which is outlined in an ESG Agreement executed with the sub-recipient agency.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Economic Development and Commercial Revitalization	2015	2020	Non-Housing Community Development Economic Development	Birmingham, AL		CDBG: \$296,112 CDBG- Section 108 Loan Guarantee: \$6,910,000	Rental units constructed: 143 Household Housing Unit Rental units rehabilitated: 24 Household Housing Unit Jobs created/retained: 64 Jobs Businesses assisted: 50 Businesses Assisted
2	Affordable Housing Supply and Quality	2015	2020	Affordable Housing	Birmingham, AL	Affordable Housing Supply and Quality	CDBG: \$3,943,231 HOME: \$1,109,149	Rental units constructed: 15 Household Housing Unit Rental units rehabilitated: 15 Household Housing Unit Homeowner Housing Rehabilitated: 462 Household Housing Unit
3	Improve Public Services	2015	2020	Non-Housing Community Development	Birmingham, AL	Services and Housing for Homeless Population	CDBG: \$413,382	Public service activities other than Low/Moderate Income Housing Benefit: 1977 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homelessness Prevention and Rapid Re-housing	2015	2020	Homeless	Birmingham, AL	Services and Housing for Homeless Population	CDBG: \$306,967 ESG: \$487,182	Tenant-based rental assistance / Rapid Rehousing: 33 Households Assisted Homeless Person Overnight Shelter: 4610 Persons Assisted Homelessness Prevention: 290 Persons Assisted
5	HOPWA and Non-homeless Special Needs Services	2015	2020	Non-Homeless Special Needs	Birmingham, AL	Housing and Services for Special Needs Populations	HOPWA: \$581,878	HIV/AIDS Housing Operations: 400 Household Housing Unit

**Table 70 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Economic Development and Commercial Revitalization
	<b>Goal Description</b>	Enhance the City's economic stability and prosperity by investing in economic development programs that encourage development and assist business with promotion and revitalization activities within targeted business districts.
2	<b>Goal Name</b>	Affordable Housing Supply and Quality
	<b>Goal Description</b>	Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment and community services, and for the owner-occupied and rental rehabilitation programs on a City-wide basis.

<b>3</b>	<b>Goal Name</b>	Improve Public Services
	<b>Goal Description</b>	Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment and community services, and for the owner-occupied and rental rehabilitation programs on a City-wide basis.
<b>4</b>	<b>Goal Name</b>	Homelessness Prevention and Rapid Re-housing
	<b>Goal Description</b>	Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions. ESG funds will be used to provide homeless households with financial and other assistance to move them as quickly as possible into permanent housing.
<b>5</b>	<b>Goal Name</b>	HOPWA and Non-homeless Special Needs Services
	<b>Goal Description</b>	Meet the needs of persons with HIV/AIDS and other special needs and their families through the provision of housing, health, and support services.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The five Consolidated Plan Goals below represent high priority needs for the City of Birmingham and serve as the basis for the Strategic Plan and actions the City will use to meet these needs. This strategic plan outlines the City's plans for allocating the HUD entitlement grants. It utilizes qualitative and quantitative data gathered through citizen participation, market analysis, and an assessment of need to identify the highest priority needs in which to direct entitlement dollars. The following goals were identified to meet these high-priority needs (in no particular order or ranking):

- Enhance the City's economic stability and prosperity by investing in economic development programs that encourage development, and assist business with promotion and revitalization activities within targeted business districts
- Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment and community services.
- Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions.
- Invest in community services and non-profit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as youth, seniors and food insecure households.
- Meet the needs of persons with HIV/AIDS and other special needs and their families through the provision of housing, health, and support services.

The City's Consolidated Plan coincides with the development of the first year Action Plan and annual Request for Proposal (RFP) process. Entitlement program funds are received by the City based upon formula allocation. Upon receipt, the funds are administered by the City's Department of Community Development and are utilized for a variety of purposes that meet the intent of the funding for each specific program. The City's federal funds are leveraged against numerous other sources of federal, state, local and private funding.

#### Projects

#	Project Name
1	Project Administration
2	Project Planning and Management
3	Repayment of Section 108 Loan Principal
4	Special Economic Development
5	Housing Rehabilitation

#	Project Name
6	Public Services
7	Commercial Revitalization
8	HOME Investment Partnership Program
9	Emergency Solutions Grant Program (ESG)
10	Housing Opportunities for Persons with AIDS (HOPWA)
11	Section 108 Program

**Table 71 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

As part of the City's consultation process as well as the through the needs assessment and market analysis of the Consolidated Plan, Birmingham identified a series of priority needs and established corresponding 5-year strategic goals. The allocation priorities and projects described within this Action Plan are intended to address those priority needs and help to achieve the 5-year strategic goals.

The City consults with strategic partners including the Continuum of Care and AIDS Alabama, Inc. to determine the allocation priorities for ESG and HOPWA funds.

The City consults with departments and key stakeholders to determine the allocation priorities for CDBG and HOME funded activities.

As discussed previously, the City does not have enough community development and housing resources to address all needs in the City of Birmingham. As such, the City reviews its allocation priorities on an annual basis to identify potential obstacles or additional community development and/or housing needs to ensure that the City is addressing the most urgent and critical underserved needs in the community.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Project Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$1,222,901
	<b>Description</b>	These funds provide CDBG support for planning and administration of the City's Consolidated Formula Allocation grants and activities including CDBG, ESG, HOME, HOPWA, CDBG-R, and any other Community Development Activities assisted in whole or in part with CDBG funds. Supportive funds will be allocated towards general program administration, legal services, planning, environmental reviews, public information, and fair housing.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	710 North 20th Street, Birmingham AL 35203.
	<b>Planned Activities</b>	Provide administrative support for programming.
2	<b>Project Name</b>	Project Planning and Management
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$52,272
	<b>Description</b>	Provide CDBG support for planning and administration of the City's Consolidated Formula Allocation grants and activities. Proposed funding is to be administered by the City's Community Development Department:
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A

	<b>Location Description</b>	710 North 20th Stret, Birmingham, AL 35203.
	<b>Planned Activities</b>	Program planning.
<b>3</b>	<b>Project Name</b>	Repayment of Section 108 Loan Principal
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	Provide CDBG support for Section 108 loan repayments to be administered by the City's Community Development Department. Principal and interest payments due in August, 2015 and Principal only payments due in February, 2016 to The Bank of New York Mellon for Section 108 Loan payments
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	710 North 20th Street, Birmingham, AL 35203
	<b>Planned Activities</b>	Repay section 108 loan.
<b>4</b>	<b>Project Name</b>	Special Economic Development
	<b>Target Area</b>	Birmingham, AL
	<b>Goals Supported</b>	Economic Development and Commercial Revitalization
	<b>Needs Addressed</b>	Promotion of Jobs and Business Creation
	<b>Funding</b>	CDBG: \$131,325
	<b>Description</b>	Provision of technical assistance to public or nonprofit entities to increase the capacity of such entities to carry out eligible neighborhood revitalization or economic development activities. Accomplishments will be 50 businesses assisted and 9 commercial districts.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will assist businesses and commercial districts, which will have a direct impact on economic vitality of the community and a positive impact on low- and moderate-income workers to retain and find new jobs.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Provide technical assistance to entities to improve capacity to better deliver neighborhood revitalization and economic development activities throughout the City.
5	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	Birmingham, AL
	<b>Goals Supported</b>	Affordable Housing Supply and Quality
	<b>Needs Addressed</b>	Affordable Housing Supply and Quality
	<b>Funding</b>	CDBG: \$3,934,231
	<b>Description</b>	Provides for the rehabilitation of owner-occupied and rental substandard structures on a City wide basis, non-profit organization housing service provider agreements, and associated program operation costs. Also includes loan processing and servicing costs, inspections, and other services related to assisting owners, tenants, contractors, and other entities, participating or seeking to participate in rehabilitation activities authorized under this section. Detailed descriptions of these and other housing related programs are available in the Community Development Department-Housing Division, 710 North 20th Street, Room 700; Birmingham, AL 35203. This activity is anticipated to generate program income and is to be administered by the City's Community Development Department-Housing Division on a city wide basis.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 462 low- and moderate-income households through homeowner rehabilitation activities.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	
	<b>Project Name</b>	Public Services

6	<b>Target Area</b>	Birmingham, AL
	<b>Goals Supported</b>	Improve Public Services Homelessness Prevention and Rapid Re-housing
	<b>Needs Addressed</b>	Services and Housing for Homeless Population Development and Implementation of Public Services
	<b>Funding</b>	CDBG: \$720,349
	<b>Description</b>	Provision of public services (including labor, supplies, and materials) including, but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, welfare (but excluding the provision of income payments identified under 570.207(b)(4)), homebuyer down payment assistance, or recreational needs. The amount of CDBG funds used for public services shall not exceed 15 percent of each grant plus 15 percent of program income received during the grantee's immediately preceding program year.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 5775 homeless individuals and 1977 low- and moderate-income persons through public service activities.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Activities will include funding to carry out those described in description.
7	<b>Project Name</b>	Commercial Revitalization
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development and Commercial Revitalization
	<b>Needs Addressed</b>	Promotion of Jobs and Business Creation
	<b>Funding</b>	CDBG: \$164,787

	<b>Description</b>	Assistance to Urban Impact, a non-profit organization, to continue ongoing commercial development efforts initiated in the Historic Fourth Avenue Business District through technical assistance to established business and those wishing to locate within the area. Agency also promotes and assists in increasing tourism through the coordination of public information and other activities in conjunction with the Civil rights Institute, Kelly Ingram Park, Alabama Jazz Hall of Fame and other area attractions. In selecting businesses to assist under this authority, the City or its designee shall minimize, to the extent practicable, displacement of existing businesses and jobs in neighborhoods.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	4th Avenue North Business District
	<b>Planned Activities</b>	Activities are described in description.
<b>8</b>	<b>Project Name</b>	HOME Investment Partnership Program
	<b>Target Area</b>	Birmingham, AL
	<b>Goals Supported</b>	Affordable Housing Supply and Quality
	<b>Needs Addressed</b>	Affordable Housing Supply and Quality
	<b>Funding</b>	HOME: \$1,109,149
	<b>Description</b>	The project will be divided into the three activities described below. 1) The City may allocate up to 10% of the total HOME allocation. Costs include general management, monitoring, and evaluation, staff and overhead related to carrying out of the project, including relocation services, the provision of information to residents and citizen groups, fair housing activities, and indirect costs, consultation and publication costs associated with the submission of the Consolidated Plan. 2) HOME Program CHDO Activities: Community Housing Development Organizations (CHDOS) are a specific type of non-profit organization, that provide decent and affordable housing to low-and very low income persons. Fifteen percent (15%) of the City's HOME program funds have been allocated for CHDO activities. 3) HOME Rental Activities: Provision of HOME funds for the acquisition/rehabilitation, rehabilitation, and new construction of substandard or aging multi-family housing units that are suitable for rehabilitation.

	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	As a result of this project, 30 low- and moderate-income households will benefit by the construction and/or rehabilitation of rental units.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Activities are indicated in description.
9	<b>Project Name</b>	Emergency Solutions Grant Program (ESG)
	<b>Target Area</b>	Birmingham, AL
	<b>Goals Supported</b>	Homelessness Prevention and Rapid Re-housing
	<b>Needs Addressed</b>	Services and Housing for Homeless Population
	<b>Funding</b>	ESG: \$487,182
	<b>Description</b>	ESG funding is allocated for the purposes of assisting the homeless and those at high risk of becoming homeless. Under the City's allocations awarded by HUD, five categories of activities are typically funded, including:1. Essential Services are services concerned with employment, health, drug abuse, and education. Essential services are those which assist primarily chronically homeless persons in transitioning out of homeless situations.2. Operations and Maintenance Expenses are those costs associated with the operation and administration of agencies that serve homeless individuals. These agencies provide facilities for people in need of temporary or transitional shelter.3. Homeless Prevention programs are designed to prevent the incidence of homelessness. They are set up to assist families that have received eviction notices or notices of termination of utility services.4. Rapid Re-Housing financial assistance and services to prevent individuals and families from becoming homeless and help those who are experiencing homelessness to be quickly re-housed and stabilized.5. System maintenance and management of the Homeless Management Information System (HMIS).
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	As a result of the this project, 4,933 homeless or persons at risk of homelessness will benefit from the proposed activities.

	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Activities are indicated in description.
<b>10</b>	<b>Project Name</b>	Housing Opportunities for Persons with AIDS (HOPWA)
	<b>Target Area</b>	Birmingham, AL
	<b>Goals Supported</b>	HOPWA and Non-homeless Special Needs Services
	<b>Needs Addressed</b>	Housing and Services for Special Needs Populations
	<b>Funding</b>	HOPWA: \$581,878
	<b>Description</b>	AIDS Alabama, Inc. will serve as the City's sponsor of HOPWA Entitlement Funds per HUD's recommendation. The HOPWA program provides funding for supportive services, tenant-based rental assistance, operating costs, rehabilitation/conversion, and resource identification services which benefit individuals who have been diagnosed with HIV/AIDS. The HOPWA program is administered through AIDS Alabama, Inc. in accordance with the City's HUD Approved Action Plan.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	As a result of this project, 400 households with at least one member diagnosed with HIV/AIDS will benefit from this project and the associated activities.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Activities indicated in description.
<b>11</b>	<b>Project Name</b>	Section 108 Program
	<b>Target Area</b>	Birmingham, AL
	<b>Goals Supported</b>	Economic Development and Commercial Revitalization
	<b>Needs Addressed</b>	Promotion of Jobs and Business Creation
	<b>Funding</b>	CDBG- Section 108 Loan Guarantee: \$6,910,000

	<b>Description</b>	<p>Approved Section 108 loan guarantee in the amount of \$3.2M for the mixed use Pizitz project that is expected to close within the first program year of this Plan.-The development plan includes 143 apartments (29 affordable), comprising 127,054 net leasable square feet; office space, consisting of 11,436 net leasable square feet; 21,321 net leasable square feet of retail on the first floor and potentially leasable retail space (31,000 square feet) in the basement. In support of the uses, the project includes a 392 space, seven floor parking deck. The amount of the Section 108 is \$3.2 million. The Section 108 loan will fund the commercial component of the transaction, which is approximately one-third of the project relative to net leasable area.- National Objective; Benefit to Low and Moderate Income Citizens Via Job Creation (24 CFR 570.208(a)(4)). Of the minimum 64 new jobs (FTE's) the project will create, the City will document at least 51% (33) will be available to or alternatively held by, low and moderate-income residents. Since the project conforms to the presumption criteria enumerated in 24 CFR 570.208(a)(4)(v)(B), all of the jobs created are presumed to be LMI.-Eligibility Activity: The transaction complies with the eligible activity of special economic development (24 CFR 570.703(i) and 24 CFR 570. 203(b)). The commercial component of the transaction is approximately one-third of the project cost. The basis for the non-construction items in the budget is approximately \$16.9 million and is itemized in the spreadsheet. The Section 108 loan will fund \$3.2 million of the non-construction items (approximately \$5.6 million) allocated to the commercial use (\$16.9 million x 33%= \$5.6 million).-Total development costs are \$67,463,789, the Section 108 Loan Guarantee is for \$3,710,000, 5% of the total development cost. The City also has a \$3.71M Section 108 application in to HUD Headquarters waiting for approval. This pending project will transform the Historic Powell School into workforce market rate rental housing. Mechanical systems and functionality will be modernized while retaining the Powell School original architectural features and charms. The proposed development will consist of (24) units. If this application is not approved, the City will revise this project accordingly.</p>
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Through the activities carried out from the City's Section 108 loan, it will rehabilitate and construct housing units for 167 low- and moderate-income households and provide 64 full-time jobs for low- and moderate-income workers.</p>

	<b>Location Description</b>	Pizitz Historic Property - Second Avenue North and 19th Street Powell School - 2329 Sixth Avenue North
	<b>Planned Activities</b>	Activities will include construction and rehabilitation of both project sites resulting in mixed use, mixed income housing developments. Activities will result in 64 FTE jobs.

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Birmingham allocates funding throughout the City in eligible areas as determined by census block groups in which the share of low- and moderate-income households is greater than 51% (as determined in the 2006-2010 ACS estimates). Within these eligible block groups, the City works closely with its subrecipients as well as neighborhood and citizen advisory boards to determine in which neighborhoods grant funds will have the greatest impact.

As part of this Consolidated Plan process, the City has created working groups of housing, public works, and social service providers to better align and target investments within these eligible neighborhoods to both ensure that investments are being allocated appropriately and coordination and alignment is occurring whenever possible.

### Geographic Distribution

Target Area	Percentage of Funds
Birmingham, AL	100

Table 72 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The City of Birmingham intends to direct assistance during the ensuring program year on a city wide basis so as to provide widespread benefit from the limited federal and other resources anticipated to be available to the city's very low, low and moderate income population. By investing resources on a city wide basis, the City expects to be able to pursue its basic community development goals. The City anticipates that this distribution of resources will achieve an appropriate balance that places the resources where they can meet community needs without promoting areas of low-income concentration.

### Discussion

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City of Birmingham has identified affordable housing as the primary objective for the expenditure of CDBG funds in the Consolidated Plan. The City will continue to allocate the maximum funding available to activities and projects that meet this objective. While CDBG entitlement dollars are limited, the City does anticipate expending a significant portion of its CDBG funds on the preservation and rehabilitation of affordable housing.

One Year Goals for the Number of Households to be Supported	
Homeless	4,610
Non-Homeless	462
Special-Needs	400
Total	5,472

**Table 73 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	33
The Production of New Units	15
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	63

**Table 74 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

See Introduction above.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Housing Authority of the Birmingham District (HABD) the local public housing authority is responsible for the administration and normal routine maintenance of public housing developments.

### **Actions planned during the next year to address the needs to public housing**

HABD will implement measures for increase available housing for eligible families. As of December 31, 2014 the Housing Authority's adjusted occupancy percentage rate was 95.20%. The Authority's strategy for increasing its occupancy percentage will include:

#### **Public Housing**

1. Implement Marketing Plan
2. Under Asset Management, the Authority expanded the number of on-site offices where applicants can place an application for housing
3. The Authority is undertaking lead abatement activities through its Modernization program.

#### **Section 8**

1. Maintain full utilization in HCVP within budget authority.
2. Apply for additional vouchers if any NOFA's are available.
3. Partner with landlords and other service agencies to provide and expand housing opportunities for veterans on the VASH program.
4. Effectively market the program to increase owner acceptance of the program, particularly those outside of areas of minority and poverty concentration.
5. Work with banks and other lending institutions to expand the homeownership program.
6. Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
7. Continue to do aggressive landlord outreach to attract more landlords to program.
8. Sponsor more Rental Fairs, Landlord Lunch and Learns and other marketing ideas to attract more landlords.
9. Try to expand our project based voucher program.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The objective of the Housing Authority of the Birmingham District (HABD) - Resident Services is to link residents with programs and services to help improve economic self-sufficiency. Resident Services

enriches the lives of the communities, empower individuals and families as they achieve economic independence. Programs and Services provided by HABD include:

- **Family Self-Sufficiency (FSS) Program:** The FSS program features goal setting, mentoring and financial incentives to empower families to make positive life changes. As a part of the FSS Program, participants enter into a five-year contract with HABD that identifies their educational, personal and professional goals. A FSS Coordinator helps the head of household develop an action plan that outlines specific activities and services needed to achieve their goals. Services include education, job training, social services, business development, credit counseling, legal assistance, job placement and self-help workshops.
- **Lease- Purchase Homeownership Program:** The HABD Lease-Purchase Home Ownership Program is to provide affordable homeownership opportunities for low and moderate income families. The program builds new homes on selected HABD-owned sites or acquires existing homes in targeted neighborhoods. (Preference is given to those HABD public housing residents and Section 8 participants who apply and qualify to participate in the program).
- **Section 3 Employment, Business and Training Services:** HABD Section 3 Program focuses on directing employment, contracting, and other economic opportunities to residents. Section 3 eligible participants must complete a program application and readiness assessment (to show which careers participants may perform at best). After an initial assessment is complete, program participants' names, career skills, and work interest are placed into a database for matching job opportunities.
- **Section 3 Community Centers:** The Community Centers enhance the quality of life within its housing communities by providing programs and services to promote recreational activities, education, personal enrichment and family development. Residents can participate in a wide array of positive programs for youth, adults, and seniors in the areas of: 1) education, 2) workforce and business development, 3) mentoring, 4) faith and social services, 5) athletics, 6) health and wellness, 7) family and parenting, 8) finance, 9) social and cultural arts, and 10) public safety.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

## **Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of Birmingham works in cooperation with a Continuum of Care led by One Roof of Birmingham. The Continuum, which is comprised of nearly 30 organizations, works to identify and provide various housing and supportive services to those that meets HUD definition of homeless. This Continuum of Care, working with all of its partners, provides information and data on homeless prevention, outreach and assessment, emergency shelters, and supportive services. The CoC coordinates the various types of housing and supportive services to homeless individuals throughout the City. Working in a decision making capacity, the Continuum has primary responsibility for managing the overall planning efforts of the entire Continuum of Care and is actively engaged in project and site monitoring, determining project priorities, oversight of the funding application process, and the implementation of the Homeless Management Information System (HMIS). Working together members of the Continuum has as a primary objective to help end the problem of homelessness in Birmingham and surrounding areas.

The CoC estimates that in 2014 a total of 1,329 persons were considered homeless in Birmingham, according to the Point-In-Time (PIT) Count conducted by the continuum. The reasons that contribute to homelessness in Birmingham are varied. Typical factors that contribute to homelessness include the following:

- Decline in public assistance
- Divorce
- Domestic Violence
- Drug and Alcohol related problems
- Illness
- Job loss
- Lack of Affordable housing
- Lack of child support
- Low wages
- Mental Illness
- Natural Disaster/Fire
- Physical Disabilities
- Post-Traumatic Stress Disorder
- Poverty
- Severe Depression
- Tragedy

Agencies participating in the Homeless Focus Group meetings listed the reasons for homelessness in

Birmingham as the following: mental illness, inadequate income, substance abuse, and unemployment.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The CoC does not yet have a formal coordinated assessment system due to unavailability of funds. However, the CoC has a 2-pronged informal system that has existed for many years. 2-1-1 Connects Alabama is a statewide regional call center referral system to provide easy access to health and human services. Several CoC's within the State use 2-1-1 Connects Alabama as a coordinated assessment system. One Roof CoC has not been able to implement a partnership with the 2-1-1. However, all people entering an HMIS participating agency are assessed in the same manner, complete the same intake form and appropriate referrals are made, a process that is essentially a decentralized coordinated system. Additionally, One Roof partnered with a local University to beta test a Vulnerability Index which is used by outreach teams to prioritize what housing is available. New HMIS used by the CoC include a Vulnerability Index Service Prioritization Decision Assistance Tool, a Service Prioritization Decision Assistance Tool, and a Family Service Prioritization Decision Assistance Tool.

The Birmingham CoC provides the following outreach services to homeless individuals:

- Street Outreach Program (STOP) - Dedicated outreach team that collaborates with providers to house street dwellers. Works with a Mayor's Office Liaisons & Community Policing/Business Liaison groups to identify "new" people on the street.
- HOPE Mobile: Street outreach team for unaccompanied youth. Works closely with State Department of Human Resources & relevant providers.
- Assertive Community Treatment (ACT) & Research and Evaluation of Assertive Community Treatment (REACT): Includes serious mental illness (SMI) street outreach.
- A Faith-based medical team provides street medicine, services & housing info to street dwellers.
- All teams collaborate to identify HIV positive individuals and refer them to the AIDS outreach team.
- The CoC hosts annual the Project Homeless Connect and does extensive outreach to pre-register street dwellers.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

Addressing the needs of its homeless population (homeless individuals, homeless families with children, and the related sub-populations continues to be a priority for the City of Birmingham. The City and CoC have identified the need for emergency shelter and transitional housing services to the homeless as a high priority needs to be addressed as a part of the City's five year strategic plan. Sub-populations include the severely mentally ill, alcohol or drug addicted, domestic violence victims, homeless youth,

and persons diagnosed with HIV/AIDS as well as their families. The City and the Continuum are focusing on the following to address emergency and transitional housing needs:

- **Emergency Shelter/Services** – Emergency shelter, food, counseling and other supportive services will continue to be provided to the chronically homeless, the homeless, and the homeless sub-populations. The City of Birmingham fully anticipates the continued funding of applications during the coming year for programs specifically designed to benefit these populations.
- **Housing & Services For Transition To Permanent Housing & Independent Living** – Housing and services for transition to permanent housing and independent living will continue to be provided to homeless and homeless sub-populations. Efforts will be made to increase the time that homeless individuals remain in permanent housing and to encourage more individuals to move from transitional to permanent housing. Emphasis will also be placed on creating greater self-sufficiency by increasing the percentage of persons employed.
- **Permanent Housing & Services For Those Incapable Of Achieving Independent Living** – The City and CoC will continue its practice of providing emergency shelter, food, counseling and supportive services to those incapable of achieving independent living.
- **Permanent Affordable Housing Opportunities For Persons Who Successfully Complete A Transitional Housing Program** – Transitional housing opportunities and related services will be provided to those individuals who successfully complete a transitional housing program.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Addressing the needs of its homeless population (homeless individuals, homeless families with children, and the related sub-populations continues to be a priority for the City of Birmingham. Sub-populations include the severely mentally ill, alcohol or drug addicted, domestic violence victims, homeless youth, and persons diagnosed with HIV/AIDS as well as their families. Among the goals and strategies for addressing the needs of the homeless populations the City and the Continuum are focusing on the following:

- **Emergency Shelter/Services** – Emergency shelter, food, counseling and other supportive services will continue to be provided to the chronically homeless, the homeless, and the homeless sub-populations. The City of Birmingham fully anticipates the continued funding of applications during the coming year for programs specifically designed to benefit these populations.
- **Housing & Services For Transition To Permanent Housing & Independent Living** – Housing and

services for transition to permanent housing and independent living will continue to be provided to homeless and homeless sub-populations. Efforts will be made to increase the time that homeless individuals remain in permanent housing and to encourage more individuals to move from transitional to permanent housing. Emphasis will also be placed on creating greater self-sufficiency by increasing the percentage of persons employed.

- **Permanent Housing & Services For Those Incapable Of Achieving Independent Living** – The City and CoC will continue its practice of providing emergency shelter, food, counseling and supportive services to those incapable of achieving independent living.
- **Permanent Affordable Housing Opportunities For Persons Who Successfully Complete A Transitional Housing Program** – Transitional housing opportunities and related services will be provided to those individuals who successfully complete a transitional housing program.
- **Assistance For Preventing Low-Income Individuals and Families With Children From Becoming Homeless** –The City of Birmingham and Continuum will continue providing assistance to low-income homeowners and renters in order to prevent them from becoming homeless. This will be done by upgrading and expanding the availability of affordable housing; through outreach and assessment in order to identify needs and make supportive services connections. It will also offer emergency utility payment assistance, counseling and legal services, job training, credit counseling, and other life skills training as well as to offer daycare for children of working parents. Efforts will also be made to decrease the number of homeless households with children.
- **New Permanent Housing Beds for Chronically Homeless** – The City of Birmingham and the Continuum will continue to push for funding for affordable housing and push CoC providers to prioritize the chronically homeless for any public supported housing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City of Birmingham’s “Discharge Coordination Policy” includes policies, strategies, and protocols for the discharge of individuals from publicly funded institutions. Publicly funded institutions are defined as health care facilities, youth facilities, correctional facilities, mental facilities, and/or foster care. The Continuum has strategic meetings with officials from publicly funded institutions in order to be aware of anticipated discharge dates of individuals along with the actual scheduled release dates. The City’s policy requires that housing units along with the required supportive services be readily available to individuals in need before they are discharged from publicly funded institutions.

In the area of Foster Care, the CoC shares that all youth in the care of the State of Alabama through the Department of Human Resources are evaluated by case managers at high school graduation or upon

aging out of the system, whichever comes first, for placement in transitional housing programs managed by partners supported by a non-McKinney Vento funded program. The State's Human Resource Policy states "The purpose of discharge planning is to identify and begin implementing steps to successfully finalize a youth's discharge from the system of care based on the established permanency goal. Placement in the permanent living situation shall occur within a timeframe that allows at least six (6) months of post foster care supervision. Discharge planning shall begin no later than twelve (12) months prior to the anticipated date that youth will be discharged from the system of care." Finally, the City of Birmingham supports non-profit organizations and for-profit developers in their efforts to develop affordable supportive housing units for individuals facing discharge from publicly funded institutions."

As it relates to health care and mental health, Continuum providers work closely with hospital staff and social work staff to determine housing options for those who frequently require hospital services. One organization, Bridges Ministries assists families in the hospital who have lost homes while hospitalized or are at risk of being homeless. Discussions continue with the partners to seek ways to be more responsive in addressing housing issues. With regards to mental health, the Alabama Department of Mental Health policy for all state operated facilities is that discharge planning is done by case workers with consumer involvement and input. The policy further states that patients may go home to family or they may be released **ONLY** into certified group homes or permitted boarding homes. Protocol is understood by the Continuum and the State of Alabama Department of Mental Health that supervised placements are followed up with a case worker and patients are not discharged into homelessness or into any McKinney-Vento funded program. Similarly, there are very specific discharge policies for local HIV/AIDS housing providers and patients.

## **Discussion**

**AP-70 HOPWA Goals - 91.220 (I)(3)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	400
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	400

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City's strategy for investing housing and social services programs funded by CDBG, HOME, ESG, and HOPWA are designed for this purpose, and the Comprehensive Plan outlines a wide-ranging approach to remove or ameliorate barriers to affordable housing also. Below are some of the strategies to ameliorate the barriers listed in the prior section, with the caveat that these strategies may also be revised within the next several weeks as the Draft Analysis of Impediments to Fair Housing is reviewed and revised with additional stakeholder input. Additional actions to consider based on local Consolidated Plan Focus Group Discussions include aligning housing development funding application cycles with the State's LIHTC Qualified Allocation Plan. Continued below.

In the City's Comprehensive Plan, the City has committed to the following principals to guide residential land use:

### **PRINCIPLES TO GUIDE FUTURE LAND USE**

- Preserve the single-family character of the majority of Birmingham's existing occupied single-family residential neighborhoods and promote consolidation of vacant lots with occupied housing, where appropriate.
- Encourage residential infill development on vacant lots, starting with Strategic Opportunity Areas.
- Concentrate density and mixed-use development in a limited number of mixed-use centers in order to promote the emergence of critical mass to make a visible difference and support retail and transit.
- Locate compact, neighborhood mixed use centers ("urban villages") with residential, retail and office uses at key intersections within walking distance of neighborhood residences and where they could support improved public transportation service.
- Locate multifamily development in mixed-use centers ("urban villages"); where there is nearby access to retail, services, and public transportation; or on collector or arterial streets and at intersections.
- Implement the Red Rock Ridge and Valley Trail System by preserving land to achieve a green network of interconnected greenways and multiuse paths, parks, and passive and recreational spaces.
- Locate new housing developments adjacent to and connected to existing development, rather than in areas where they are surrounded by undeveloped land.
- Avoid locating residential uses where they will be surrounded by industrial uses.
- Establish appropriate transitions from higher-density and higher-impact land uses to lower-

density and lower-impact land uses.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The Comprehensive Plan Chapter 14 addresses strategies and goals for amending current zoning and land use regulations that affect the development of affordable housing.

One strategy directly addresses the potential for ameliorating barriers to affordable housing:

“Implement the Comprehensive Plan by rewriting the zoning ordinance, as needed, and consider consolidating a new zoning code with other development standards in a Unified Development Code (UDC).”

The following proposed principles to audit and guide a rewrite of zoning and development regulations relative to this strategy are recommended in the Comprehensive Plan:

- Residential low: single-family residential:
  - Review residential zoning districts to ensure that they reflect existing or desired character and consolidate residential zoning districts that do not result in significant variations in development.
  - Integrate development standards into residential district regulations where there is a desire to maintain existing residential character.
  - Ensure that new infill or redevelopment housing built in the older parts of the city is compatible with the patterns established by the historic street grid, traditional orientation of front doors to the street, average setbacks, and parking strategies (parking on street, in alleys or at rear where driveways are not part of the traditional streetscape).
  - Ensure that new infill in suburban-style developments is compatible with established patterns.
- Residential Medium: two-family, multifamily (including townhouse):
  - Connect multifamily housing to its surrounding neighborhood by integrating it into the street system and providing regulations that ensure proper transitions from lower to higher density development.
  - Ensure that multifamily housing is sensitive to its context by creating design and development standards that are compatible with the broader residential neighborhoods in relation to location

and orientation on the site, parking, pedestrian friendly character and similar issues.

- Design parking to be as unobtrusive as possible.

Continued below.

### **Discussion:**

- Residential high: adaptive reuse and high-density mid-rise/high-rise:
  - Establish a height limit for buildings.
  - Establish transition standards such as upper story setback planes between higher and lower buildings.
  - Ensure that any parking structures are required to be wrapped with building program.
  - Promote designs that incorporate townhouse style units with separate street entrances to enhance pedestrian-friendly character.

Confirming some of the challenges to developing affordable housing as described above, during consultations with stakeholders, the *Housing Sub-Group* of the *Affordable Housing Focus Group* identified the following neighborhoods, in no particular order, as “Presenting Challenges to Affordable Housing Development”.

- Ensley
- West End
- Collegeville
- Titusville and North Titusville
- Neighborhoods in or bordering on the potential Superfund Site.

To strengthen and create vibrant neighborhoods across the City of Birmingham, using an approach grounded in data, and with an eye towards nurturing the communications channels with stakeholders and citizens employed during the development of the Consolidated Plan and Comprehensive Plan, specifically the *Community Framework Plans*, the City of Birmingham will continue this robust community process to put the city on a new strategic path for the 21st century towards a renaissance of city neighborhoods, a strong economy with more jobs, and more opportunity and quality of life for all.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

#### **Actions planned to address obstacles to meeting underserved needs**

The primary obstacles to meeting underserved needs are lack of financial and human resources in the public and private sectors, and a growing gap between housing costs and incomes. The City will continue to use its resources carefully and strategically, emphasizing leveraging, as evidenced in this plan to reduce the effects of the cost/income gap.

#### **Actions planned to foster and maintain affordable housing**

Given local market conditions, homeownership costs remain high, although they have diminished somewhat during the recent economic downturn. Even with funding limitations and cutbacks, the City will continue to focus its HUD Community Planning and Development (CPD) funds to support activities across the housing needs spectrum; seeking to increase and improve affordable housing stock, including modifications to housing for persons with disabilities through housing rehabilitation programs, preserve existing affordable rental housing, rehabilitate existing single- and multi-family housing, and to affirmatively further fair housing.

#### **Actions planned to reduce lead-based paint hazards**

The Alabama Lead Contractors Certification Program is a statewide program authorized by Act No. 97-553. The Lead Reduction Act of 1997 established the procedures for certification of contractors or firms that perform lead-based paint inspections, risk assessments, abatement, and renovation activities in target housing (pre-1978) and child-occupied facilities.

This program also requires that all persons engaged in lead-based paint activities (abatement or renovation) in target housing and child-occupied facilities be properly trained, that training programs are accredited, that firms are certified, and that all lead-based paint activities be performed by accredited individuals of certified firms according to the prescribed work practice standards contained in these rules. The Alabama Lead Contractor Certification Program consists of Lead Hazard Reduction Contractor Certification (Abatement) and Alabama Lead Renovation Contractor Certification.

The Alabama Department of Public Health's Lead Hazard Reduction Contractor Certification rules took effect on September 5, 1998. Under this certification, the University of Alabama's Safe State environmental program accredits and registers individual lead professionals such as lead inspectors, lead risk assessors, training providers, lead abatement supervisors, lead abatement workers, and lead

abatement project designers.

The Alabama Department of Public Health certifies lead abatement firms and provides enforcement of all state lead regulations. Further, these rules establish requirements for abatement project notifications, abatement work practices, and for record keeping.

#### **Alabama Lead Renovation Contractor Certification:**

The Environmental Protection Agency's (EPA) Renovation, Repair and Painting (RRP) rules took effect on April 22, 2010. The University of Alabama's Safe State Environmental Program and the Alabama Department of Public Health have modified and promulgated Alabama's lead rules to allow the state to take over the RRP program as part of its current Lead-Based Paint Contractor Accreditation Program. On February 17, 2010, the Alabama Lead Contractor Certification Program received approval from the Alabama State Committee on Public Health to seek EPA authorization to administer and enforce the lead-based paint RRP rules for the State of Alabama in lieu of the EPA. The Renovation Contractor Certification, Chapter 420-3-29, establish requirements for certifying renovators, dust sampling technicians, and renovation firms. Further, these rules establish requirements for renovation project notifications, pre-renovation education requirements, renovation work practices, and for record keeping.

All Jefferson County Department of Health clinics and private providers provide lead screening for children 12 months-72 months of age. Children with venous lead levels of 10mcg/dl or higher are referred to Childhood Lead Poisoning Prevention (CLPP) for follow-up. At lead levels of 10-15 mcg/dl, a home visit is scheduled where nutritional, hygienic, and health education information is given, and plans for follow-up are discussed. An interview is performed by case management services using an elevated blood lead environmental surveillance form. This form is designed to determine the source of the child's exposure.

#### **Actions planned to reduce the number of poverty-level families**

The anti-poverty strategy is the unifying thread that ties the housing, homeless, public housing and non-housing community development strategies together as one comprehensive plan for reducing the number of families that fall below the poverty level. The strategic plan, goals and objectives noted throughout this part promote self-sufficiency and empowerment of our residents.

The City recognizes that not a single program or emphasis can be used to alleviate poverty across the jurisdiction, as the root causes of poverty vary widely (including education, employment, and access to affordable housing) as do the required actions to reduce the number of poverty-level households. As such, a number of the goals, programs and policies described in this plan are intended to contribute to

the reduction of the number of poverty-level families in the City of Birmingham.

The Department of Community Development, as the lead agency in the implementation of the Consolidated Plan, will coordinate efforts among its many partner organizations to ensure that the goals outlined in the consolidated plan are met. These partners include neighborhood residents, representatives of health and human service agencies, businesses, churches, nonprofit developers, lenders and for-profit entities. The key principles of the county's anti-poverty strategy and five-year Strategic Plan are described in the following sections.

### **Neighborhoods and Economic Development**

Another component of the anti-poverty strategy includes goals and objectives for improving the living and business environments throughout Birmingham. The consolidated plan includes strategies to demolish or reuse vacant properties, encourage businesses to invest in Birmingham and redevelop City and County-owned properties to improve the overall character of the area's neighborhoods.

### **Improve the Quality and Availability of Affordable Housing**

Eliminating many of the physical signs of poverty is a key element in the anti-poverty strategy. The housing, public housing and community revitalization initiatives work toward fulfilling this goal. The Department of Community Development will direct significant resources toward the creation and preservation of affordable housing and coordinating the efforts of local nonprofit and for-profit providers. Affordable housing is the foundation for achieving self-sufficiency. While these activities do not directly reduce the number of poverty-level families in the city, they can ameliorate the additional strain of high housing costs on already impoverished households.

### **Provide For and Improve Public Services**

Important long-term goals in the strategy to reduce and eliminate poverty include providing services to residents of the City of Birmingham. Specifically, the strategy includes an emphasis on the provision of operational subsidies for service providers, child care services that enable parents to work, and legal assistance.

Through a comprehensive five-year plan, the City of Birmingham will continue to utilize CDBG and HOME funds to revitalize neighborhoods and communities. In addition, other public and private sector funds will also be sought as a means to leverage the CDBG and HOME allocations received by the city on an annual basis.

### **Actions planned to develop institutional structure**

In developing a strategy to identify and address priority needs, the City of Birmingham conducted the needs assessment, market analysis, and citizen and stakeholder outreach as part of this Consolidated

Plan to identify current conditions and serve as the basis for the priority needs established in this plan. Following the development of this Strategic Plan, the City will undertake a competitive application process and award funds based on the application and relation to the priority needs established in this plan. Given the use of the competitive application for funding, the City of Birmingham will ensure funded projects address the priority needs and goals in the Strategic Plan and Action Plan.

Over the past 4 years, the City has provided leadership in wide-ranging examination of institutional structures and service delivery systems through various research, studies, and extensive community participation, including, but not limited to the Comprehensive Plan, the Housing and Neighborhood Study, and this Consolidated Plan process. The City of Birmingham's Comprehensive Plan Chapter 13 has identified and recommended the following goals and action steps that will address methodologies for overcoming gaps in institutional structures and service delivery systems related to priority needs and community development:

1. Improve the City's website to offer more information and e-government services.
2. Inventory city data and work toward creation of a publicly-accessible online data warehouse.
3. Establish a performance management system for city departments and agencies.
4. Create a comprehensive property management system.
5. Develop a capital planning process that meets best practices. Additionally, Comprehensive Plan Chapter 8 has identified and recommended the following goals and action steps that will address methodologies overcoming gaps in institutional structures, service delivery systems, related to priority needs and community development:
  1. Develop the information system by building on the existing GIS and assessor's property databases and integrating the market value analysis system recommended in Chapter 7
  2. Establish and maintain an inventory of all vacant sites that are identified brownfield sites and likely brownfield sites and integrate it into the property information system.
  3. Establish a vacant property registration ordinance and a regular cycle of vacant building inspections.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Public agencies, for-profit and non-profit private organizations all play a part in the provision of affordable housing, social services, capital improvements, and economic development in partnership with the City of Birmingham. However, the lack of financial resources for development, operations, and support services is a huge gap to overcome. Addressing these gaps will be a high priority for the City. The City will follow up and build on the robust citizen participation and consultation process implemented during the development of this Consolidated Plan, and continue to work to provide stronger coordination between agencies and local organizations and increase outreach activities to

identify additional partners.

### **Discussion:**

The Jefferson County Childhood Lead Poisoning Prevention Program enforces lead with in the Food and Lodging Childcare Facility Rules. Water Samples for lead are collected from Jefferson County Childcare Facilities and are sent to the Alabama Department of Public Health Bureau of Clinical Services for analysis. Visual assessments are conducted by Environmentalists in childcare facilities and schools on physical lead hazards and referred to the lead program.

Parents of children with lead levels greater than 15 mcg/dl undergo the procedure outlined above, but in addition are referred to Alabama Department of Public Health Lead Certification Program for an environmental assessment of the home. This assessment includes Niton XRF painted surface testing as well as soil, water and dust sample collection for testing at the Alabama Department of Public Health Bureau of Clinical Laboratories in Montgomery.

According to City staff the need for the removal of lead-based paint in housing continues to be overwhelming. The City's ongoing educational and housing rehabilitation efforts have made only minor progress, and there has not been a lot of downward movement in the statistics at this point. Recognizing the extensiveness of the lead paint problem, the City of Birmingham is following HUD guidelines for the removal of lead and in many instances is doing complete gutting of areas where lead based paint exists. The majority of households assisted are African American and the units are occupied by those with low and moderate incomes.

The City works very closely with Jefferson County's Health Department for surveys, referrals, education, and tests. The Health Department has been instrumental in conducting assessments and providing helpful information for addressing lead based problems in the City of Birmingham.

Access to services and resources is also provided through the Alabama Childhood Lead Poisoning Prevention Project (ACLPPP). This project is the result of collaborative efforts of the Alabama Department of Public Health Bureaus of Family Health Services and Environmental Services and the Alabama Medicaid Agency. ACLPPP accomplishes its mission by providing public outreach and education, case investigation, and case management services to help prevent further lead exposure in Alabama's children.

These efforts are supportive of the City's strategies to insure the successful implementation of HUD's Lead Based Paint Hazard Control and Lead Hazard Reduction programs. Consistent with HUD requirements, the City of Birmingham and its lead based paint staff continue to work on the following key HUD program components per Title X of the Housing and Community Development Act of

1992. Components include:

- Training and contractor pool development
- Community outreach/marketing of program
- Developing and implementing procedures & guidelines for the program
- Using qualified staff with good organization experience

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	184,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	3,200,000
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	816,000
<b>Total Program Income:</b>	<b>4,200,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Birmingham will invest HOME funds for eligible activities and costs as described in 92.205 through 92.208, and it is not using and will not use HOME funds for any prohibited activities as

described in 92.214.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Birmingham, through its Department of Community Development intends to use HOME program funds to promote home buying opportunities for lower-income residents. As such, it will comply with the resale and/or recapture provisions outlined in the HOME program regulations at 24 CFR Part 92.

Housing that is acquired for homeownership using HOME funds will comply with the following provisions:

- The purchase price may not exceed the HUD Section 203(b) mortgage limit for the type of single-family housing
- If repairs are necessary, the appraised value of the property (after rehabilitation) may not exceed the HUD established mortgage limit for the type of housing
- The household must have an annual income of 80 percent or less of the HUD-established area median, adjusted for household size
- The property must be used as the household's principal residence

To ensure the long-term affordability, restrictions will be placed on HOME-assisted properties as follows:

- Either a covenant attached to the land or a deed restriction will be placed on each property at the time of purchase with HOME funds, which will establish a HUD-defined compliance period based on the amount of assistance and type of activity and a local affordability period equal to 5 to 15 years.
- The City of Birmingham, Alabama through its Department of Community Development may forgive the Direct HOME subsidy at the rate of 1/5th, 1/10th, or 1/15th per year to correlate with the affordability period.
- To be considered affordable, any subsequent purchaser must have an annual income of 80 percent or less of the HUD-established area median, adjusted for household size, and the subsequent purchaser's mortgage payment (includes principal, interest, taxes, and insurance) may not exceed 30 percent of the household's gross income.
- The compliance period for any subsequent purchaser will be the remaining period under the initial covenant or deed restriction unless additional HOME-assistance is provided, then a new compliance

period is triggered.

Continued under Question #3.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

***HOME Program Recapture Provision***

The method of repayment will be recapture for all current HOME activities. The City will not use sub-recipients, urban county or consortium members, CHDOs or other entities to provide the homebuyer assistance.

Homebuyers are income-eligible families and required to live in the HOME assisted property as their principal residence for the duration of the applicable affordability period. The period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability. The following table outlines the required minimum affordability periods.

If the homebuyer sells, transfers, exchanges, assigns, refinances or leases the HOME assisted property, the City will recapture HOME funds. The recapture requirements are reflected in the written agreement, mortgage, and mortgage note. The recapture requirement is limited to the amount of the net proceeds available from the sale of the HOME assisted property. The following recapture language is contained in all HOME Program Notes and Mortgages:

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City will not use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

**Emergency Solutions Grant (ESG)**  
**Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Any sub-grantee receiving ESG funds shall be subject to all of the requirements that apply to the grantee under the HUD Notice.

Sub-grantees MUST:

- Assess every program applicant for risk of imminent homelessness or verification of current homelessness, and to determine income and program eligibility.
- Use a clear documented process to determine the type, level, and duration of assistance for each program participant.
- Review and verify documents and payments to ensure compliance with HUD regulations and to avoid and prevent fraud.
- Certify eligibility at least once every 3 months for all program participants receiving rental assistance.
- Provide on-going case management or support services, as needed, to all program participants receiving rental assistance in order to transition them to independence.
- Adhere to all data collection and reporting requirements.

**MONITORING AND COMPLIANCE:** Sub-grantees are expected to make available all client, financial and program records for periodic review on a schedule established by the City of Birmingham. In addition, Sub-grantees will maintain client files will all of the required documentation from HUD and the City of Birmingham.

**REPORTING REQUIREMENTS:** Sub-grantees will submit quarterly reports to the City of Birmingham in accordance to contractual obligations, as well as other Quarterly and Annual Performance Reports for E-SNAPS.

Sub-Grantees will submit any additional reporting requirements by the Federal Government or the City of Birmingham, as outlined in the “Welcome Package” included with your fully-executed grant agreement.

**REALLOCATION AND RECAPTURE:** Sub-grantees MUST EXPEND 100% of their funds within one year of the signing of their contract with final draw request submitted no later than 30 days from the end of the contract. The Director of Community Development may grant extensions if the need arises.

The City of Birmingham and HUD will closely track sub-grantee expenditures in order to meet

requirements and allow for reallocation if sub-recipients have not spent their funds within 2 years.

The City of Birmingham reserves the right to review a sub-grantees balance of funds quarterly and reallocate unused funds (per section IV Sanctions).

Continued below under the Discussion section.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The CoC does not yet have a formal coordinated assessment system due to unavailability of funds. However, the CoC has a 2-pronged informal system that has existed for many years. 2-1-1 Connects Alabama is a statewide regional call center referral system to provide easy access to health and human services. Several CoC's within the State use 2-1-1 Connects Alabama as a coordinated assessment system. One Roof CoC has not been able to implement a partnership with the 2-1-1. However, all people entering an HMIS participating agency are assessed in the same manner, complete the same intake form and appropriate referrals are made, a process that is essentially a decentralized coordinated system. Additionally, One Roof partnered with a local University to beta test a Vulnerability Index which is used by outreach teams to prioritize what housing is available. New HMIS used by the CoC include a Vulnerability Index Service Prioritization Decision Assistance Tool, a Service Prioritization Decision Assistance Tool, and a Family Service Prioritization Decision Assistance Tool.

The Birmingham CoC provides the following outreach services to homeless individuals:

- Street Outreach Program (STOP) - Dedicated outreach team that collaborates with providers to house street dwellers. Works with a Mayor's Office Liaisons & Community Policing/Business Liaison groups to identify "new" people on the street.
- HOPE Mobile: Street outreach team for unaccompanied youth. Works closely with State Department of Human Resources & relevant providers.
- Assertive Community Treatment (ACT) & Research and Evaluation of Assertive Community Treatment (REACT): Includes serious mental illness (SMI) street outreach.
- A Faith-based medical team provides street medicine, services & housing info to street dwellers.
- All teams collaborate to identify HIV positive individuals and refer them to the AIDS outreach team.
- The CoC hosts annual the Project Homeless Connect and does extensive outreach to pre-register street dwellers

3. Identify the process for making sub-awards and describe how the ESG allocation available to

private nonprofit organizations (including community and faith-based organizations).

ESG Selection Process:

1. The Community Development Department prepares a written request for proposals that is published in local newspapers of general circulation. Notices are also made available through the City's Citizen Participation mailings and mailings to CDBG and ESG subrecipients.
  2. Community Development Department staff review all proposals according to how each can best address the homeless priority needs identified in the City's Consolidated Plan.
  3. After proposals are reviewed, the Community Development Department makes its recommendations based on program objectives to the Mayor for review and approval. The Mayor's recommendations are then reviewed through the appropriate City Council sub-committee and full City Council for approval.
  4. Upon approval, ESG sub recipients are informed as to the disposition of their proposal. Contracts are prepared for execution by the City and ESG subrecipients approved to provide services.
  5. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
  6. To the maximum extent practical, the Subrecipient must involve homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under Emergency Solutions Grant (ESG), in providing services assisted under ESG, and in providing services for occupants of facilities assisted under ESG. This involvement may include employment or volunteer services.
- 
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
- 
5. Describe performance standards for evaluating ESG.

The Project Score Sheet will be used by the City of Birmingham as a general guideline for evaluating ESG funded activities. The guide will be adapted to meet the needs of the City of Birmingham in consultation with the Continuum of Care. The Project Score Sheet template is included as an appendix.

**ESG Question #1 (Continued)**

**ADMINISTRATIVE COSTS:** Payment of administrative costs is not to exceed the administrative award received.

Administrative costs may be used for accounting for the use of grant funds; preparing reports for submission to the City of Birmingham; and sub-grantee staff salaries associated with these administrative costs. Administrative costs also include training for staff who will administer the program or case managers who will serve program participants, as long as this training is directly related to learning about ESG.

Administrative costs *do not* include the costs of issuing financial assistance, providing housing relocation and stabilization services, or carrying out eligible data collection and evaluation activities, as specified above, such as sub-recipient staff salaries, costs of conducting housing inspections, and other operating costs. These costs should be included under one of the three other eligible activity categories.

## **HOME Question #2 (Continued)**

“Upon the sale, exchange, assignment, transfer, refinancing or lease during the affordability period of the real estate which is the subject of the mortgage securing this note, the recipient of the second mortgage HOME loan shall be required to pay to the Mortgagee 3% annual simple interest on the second mortgage HOME loan plus the principal amount of said second mortgage HOME loan.”

### ***The Eligible Home Buyer***

1. Must be low/low moderate income: that is, the purchaser must have a gross annual income that does not exceed 80 percent of median income for the area.
2. Must occupy the property as a principal residence.
3. The purchasing household must be low income either:
  - In the case of a contract to purchase existing housing, at the time of purchase;
  - In the case of a contract to purchase housing to be constructed, at the time the contract is signed;
  - In the case of a lease purchase agreement (for existing housing or housing to be constructed), at the time the lease purchase agreement is signed.

Verification of income eligibility is good for a period of 6 months. Consequently, in order to assure that a prospective homebuyer is income eligible, the income will be verified early in the application process. An update of the home buyers income will be necessary if more than 6 months has transpired from initial verification to occupancy of the property.

4. Principal Residence: The purchaser household must use the property as its principal residence.

- The deed will incorporate this requirement.
- The loan documents (Promissory Note) between the purchaser and the City will also incorporate this requirement.
- Temporary subleases are not allowed.

## **HOME Question #2.1 (Continued)**

### ***HOME Program Form of Owner***

For purposes of the HOME Program, homeownership means ownership in fee simple title or leasehold in a one-to-four unit dwelling, ownership or membership in a cooperative.

The ownership interest may be subject only to the following:

- Mortgages, deeds of trust or other debt instruments approved by the City.
- Any other encumbrances or restrictions that do not impair the marketability of the ownership interest, other than the HOME Program restrictions on resale.

### **Manufactured Housing:**

Manufactured housing to be assisted with HOME funds will be considered affordable housing if it is:

- Situated on a permanent foundation
- Connected to permanent utility hook-ups
- Located on land that is held in fee-simple, land trust, or a long-term lease with a term equal to or greater than the compliance period
- In compliance with all required housing quality standards
- In conformance with all conditions and standards previous stated in this section

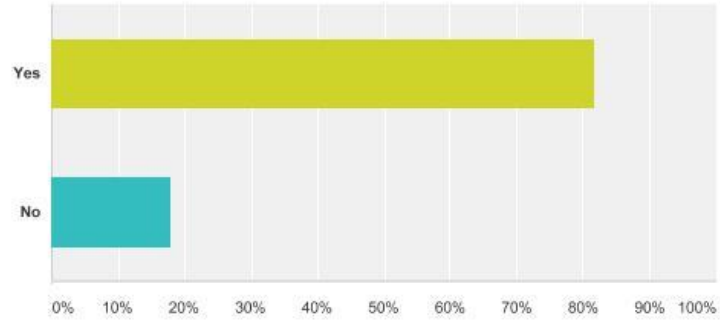
## Attachments

## Grantee Unique Appendices

### Birmingham Resident Consolidated Plan Survey

#### Q1 Do you live in the City of Birmingham?

Answered: 511 Skipped: 14

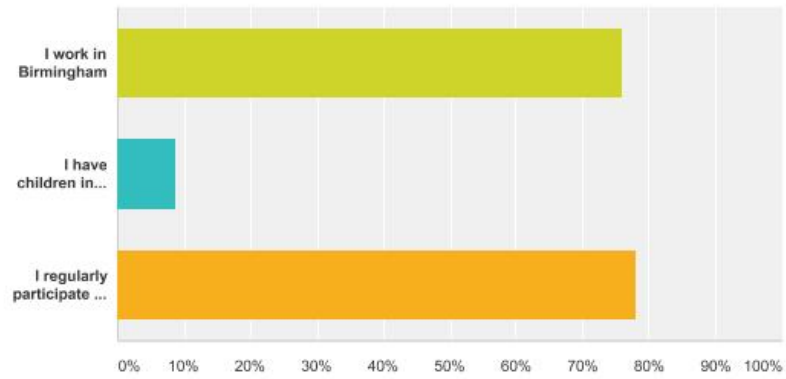


Answer Choices	Responses	
Yes	81.80%	418
No	18.20%	93
Total		511

## Birmingham Resident Consolidated Plan Survey

### Q2 Please check all that apply:

Answered: 502 Skipped: 23



Answer Choices	Responses	
I work in Birmingham	76.10%	382
I have children in Birmingham Public Schools	8.96%	45
I regularly participate in Birmingham recreational, cultural or leisure activities	78.09%	392
Total Respondents: 502		

Birmingham Resident Consolidated Plan Survey

**Q3 Please identify the neighborhood where  
you live:**

Answered: 359 Skipped: 166

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Birmingham Resident Consolidated Plan Survey

**Q4 If you could change one thing in your neighborhood, what would it be? How would you do it?**

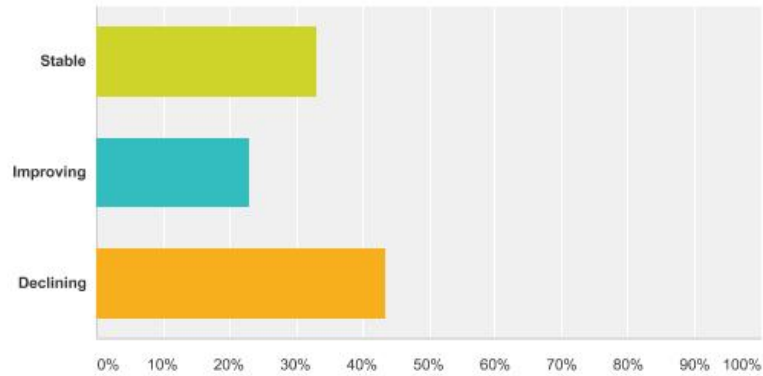
Answered: 331 Skipped: 194

4 / 36

# Birmingham Resident Consolidated Plan Survey

## Q5 Do you think the physical condition of the public space in your neighborhood (streets, sidewalks, parks) is:

Answered: 355 Skipped: 170

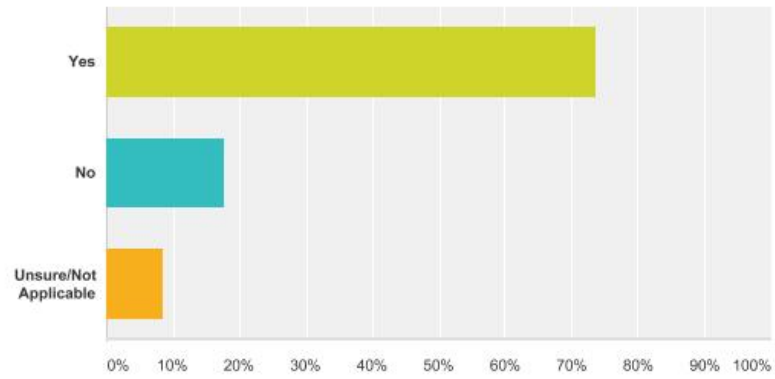


Answer Choices	Responses	
Stable	33.24%	118
Improving	23.10%	82
Declining	43.66%	155
Total		355

# Birmingham Resident Consolidated Plan Survey

## Q6 Do you feel safe in your immediate neighborhood?

Answered: 354 Skipped: 171

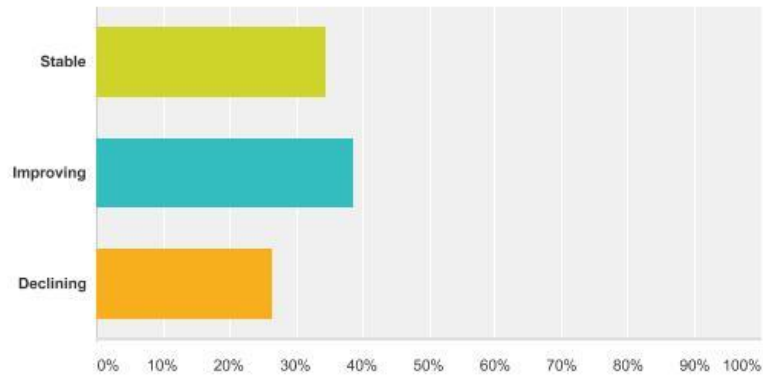


Answer Choices	Responses
Yes	73.73% 261
No	17.80% 63
Unsure/Not Applicable	8.47% 30
<b>Total</b>	<b>354</b>

# Birmingham Resident Consolidated Plan Survey

## Q7 Do you think the physical condition of housing in your neighborhood is:

Answered: 355 Skipped: 170

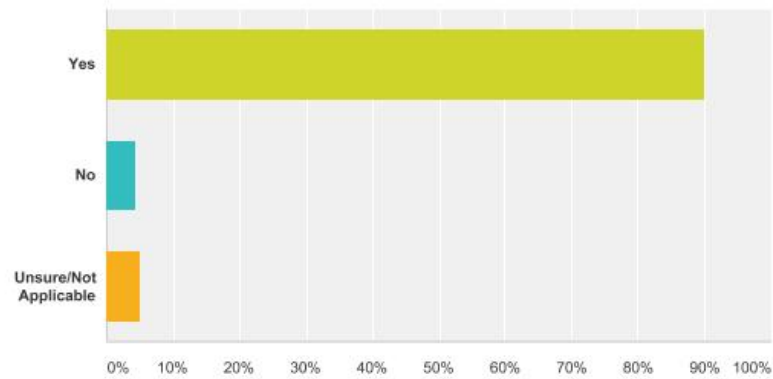


Answer Choices	Responses	
Stable	34.65%	123
Improving	38.87%	138
Declining	26.48%	94
<b>Total</b>		<b>355</b>

# Birmingham Resident Consolidated Plan Survey

## Q8 Do you perceive economic development/job creation to be a critical issue in the City?

Answered: 438 Skipped: 87

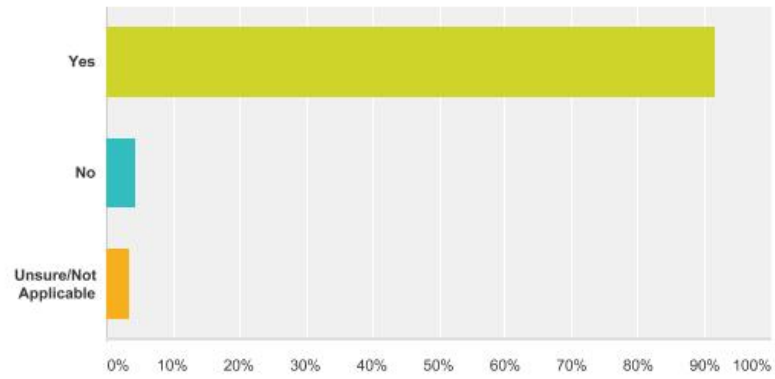


Answer Choices	Responses	
Yes	90.18%	395
No	4.57%	20
Unsure/Not Applicable	5.25%	23
<b>Total</b>		<b>438</b>

# Birmingham Resident Consolidated Plan Survey

## Q9 Do you think abandoned or foreclosed properties are a critical issue in the City?

Answered: 438 Skipped: 87

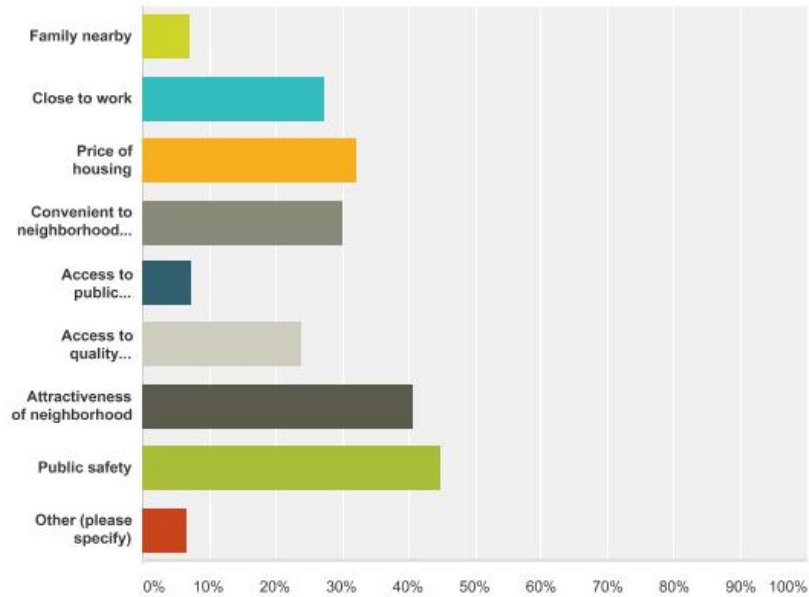


Answer Choices	Responses	
Yes	91.78%	402
No	4.57%	20
Unsure/Not Applicable	3.65%	16
<b>Total</b>		<b>438</b>

# Birmingham Resident Consolidated Plan Survey

## Q10 What are the two most important considerations to you in choosing a place to live (pick two)?

Answered: 442 Skipped: 83

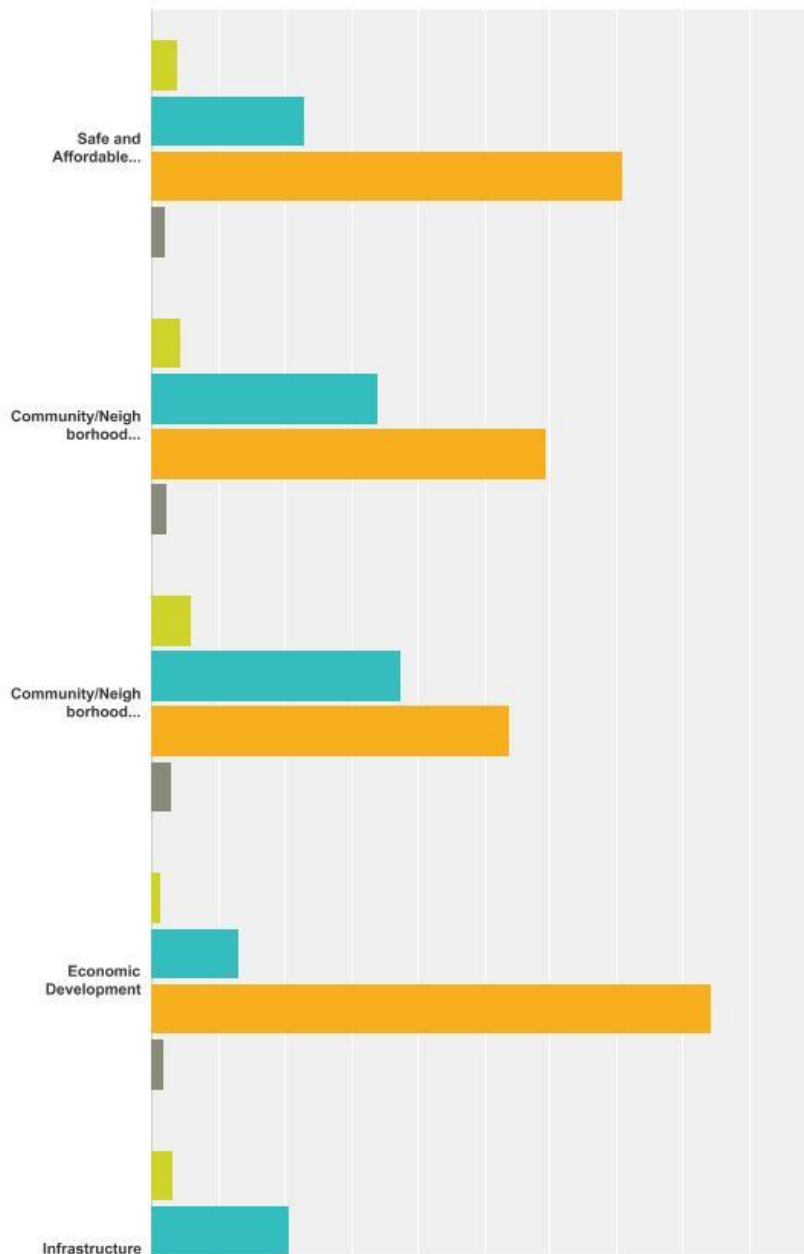


Answer Choices	Responses	
Family nearby	7.24%	32
Close to work	27.60%	122
Price of housing	32.35%	143
Convenient to neighborhood amenities	30.32%	134
Access to public transportation	7.47%	33
Access to quality schools/youth services	23.98%	106
Attractiveness of neighborhood	40.95%	181
Public safety	45.02%	199
Other (please specify)	6.79%	30
Total Respondents: 442		

Birmingham Resident Consolidated Plan Survey

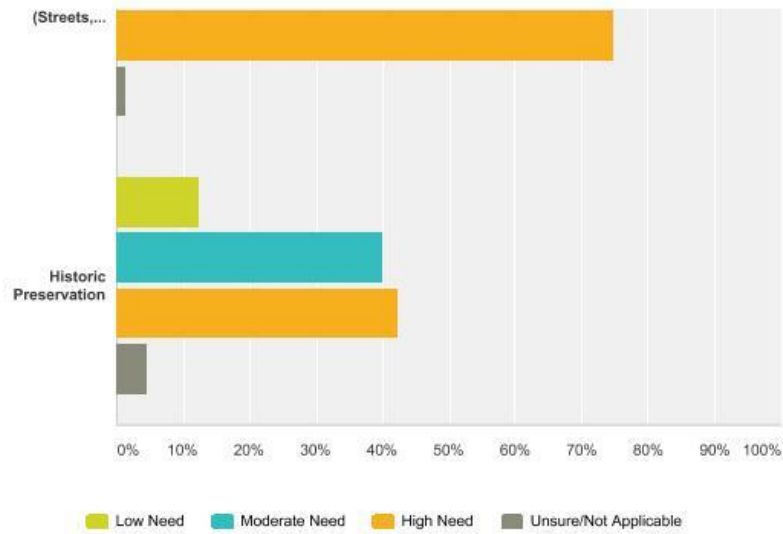
**Q11 Please rank the level of need for the following types of Community Development in the City:**

Answered: 426 Skipped: 99



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### Birmingham Resident Consolidated Plan Survey

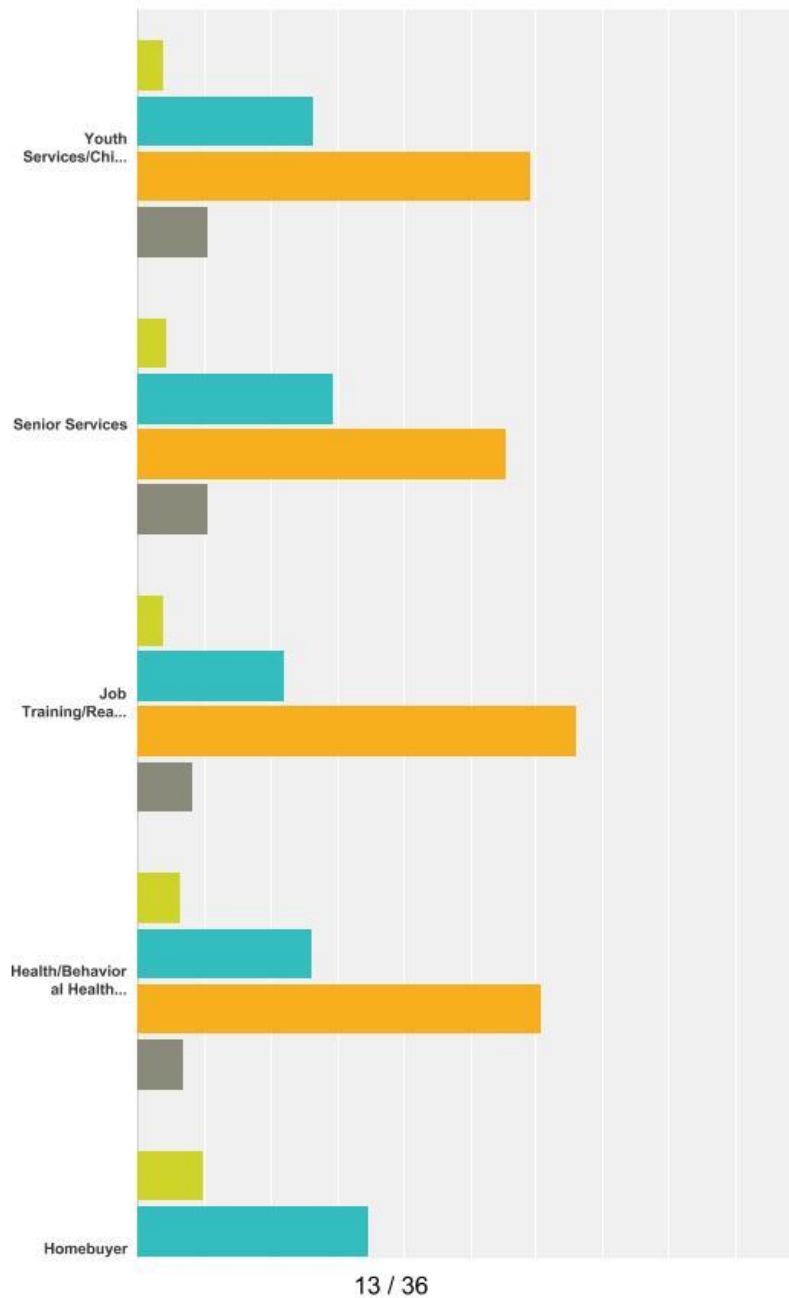


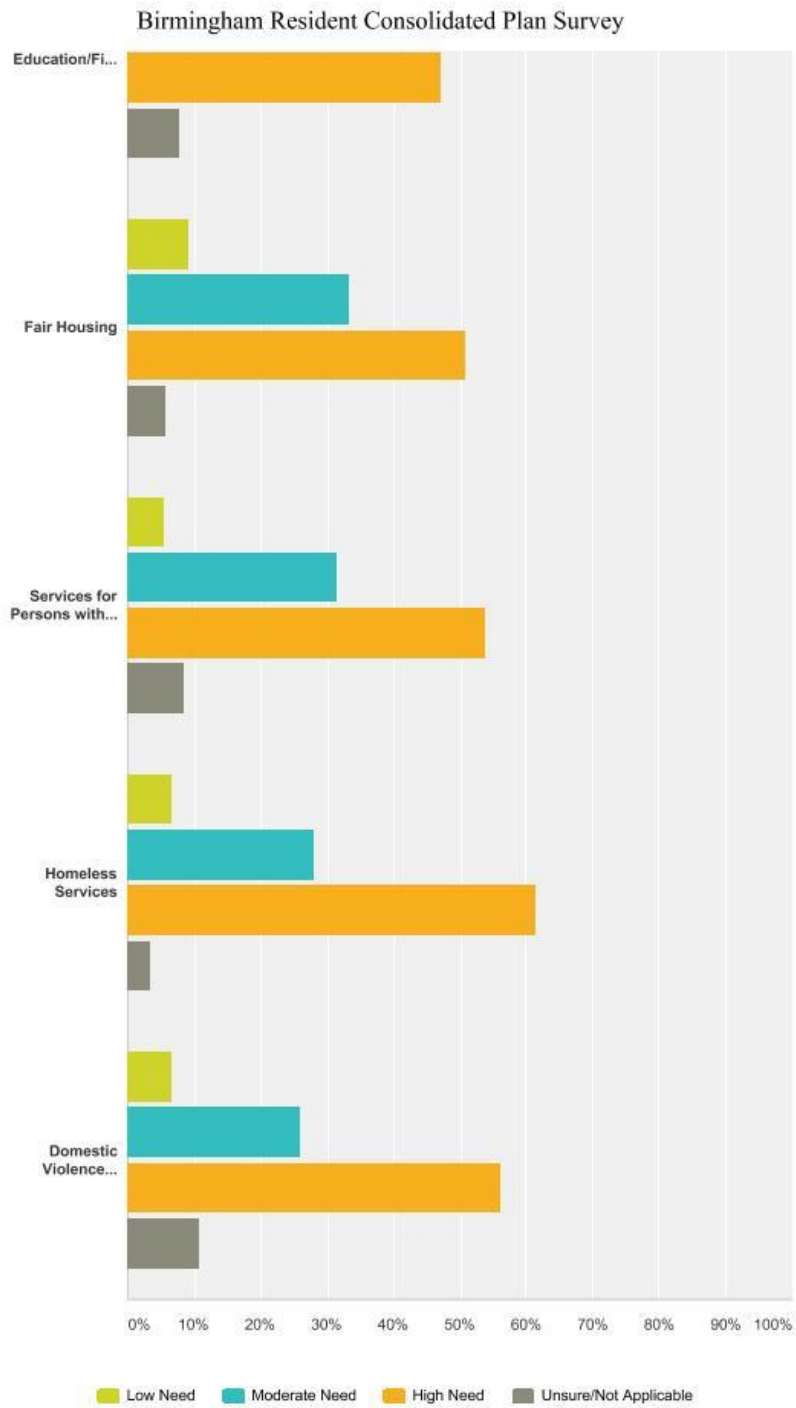
	Low Need	Moderate Need	High Need	Unsure/Not Applicable	Total
Safe and Affordable Housing	4.00% 17	23.06% 98	70.82% 301	2.12% 9	425
Community/Neighborhood Services	4.29% 18	34.05% 143	59.29% 249	2.38% 10	420
Community/Neighborhood Facilities	5.94% 25	37.29% 157	53.92% 227	2.85% 12	421
Economic Development	1.19% 5	13.10% 55	84.05% 353	1.67% 7	420
Infrastructure (Streets, Sidewalks, Parks)	3.07% 13	20.57% 87	74.94% 317	1.42% 6	423
Historic Preservation	12.50% 52	40.14% 167	42.55% 177	4.81% 20	416

Birmingham Resident Consolidated Plan Survey

**Q12 Please rank the level of need for the following types of Public Services in the City:**

Answered: 427 Skipped: 98





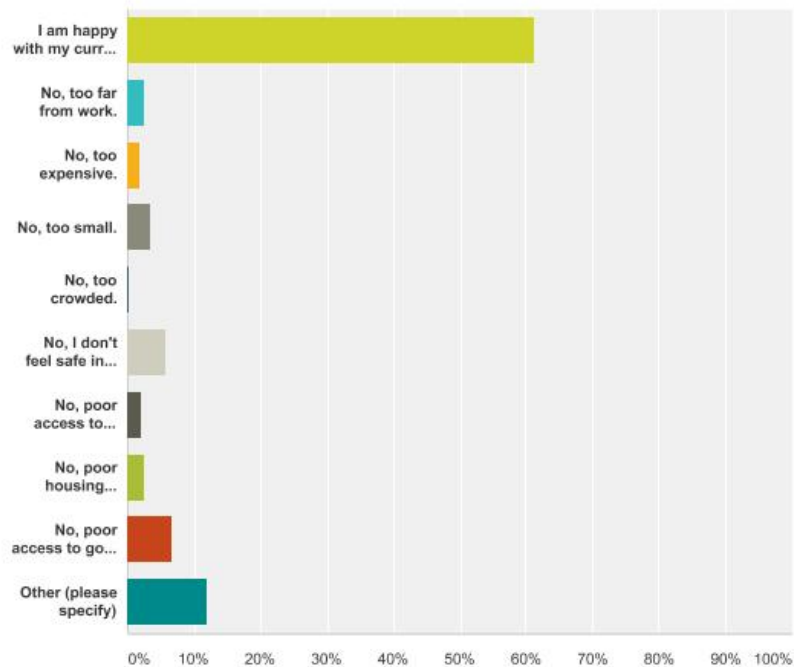
### Birmingham Resident Consolidated Plan Survey

	Low Need	Moderate Need	High Need	Unsure/Not Applicable	Total
Youth Services/Child Care	3.80% 16	26.60% 112	59.14% 249	10.45% 44	421
Senior Services	4.29% 18	29.52% 124	55.48% 233	10.71% 45	420
Job Training/Readiness Programs	3.80% 16	22.09% 93	66.03% 278	8.08% 34	421
Health/Behavioral Health Services	6.38% 27	26.00% 110	60.76% 257	6.86% 29	423
Homebuyer Education/Financial Literacy	9.91% 42	34.67% 147	47.41% 201	8.02% 34	424
Fair Housing	9.48% 40	33.65% 142	50.95% 215	5.92% 25	422
Services for Persons with Disabilities	5.71% 24	31.67% 133	54.05% 227	8.57% 36	420
Homeless Services	6.64% 28	28.20% 119	61.61% 260	3.55% 15	422
Domestic Violence Services	6.65% 28	26.13% 110	56.29% 237	10.93% 46	421

## Birmingham Resident Consolidated Plan Survey

### Q13 Are you satisfied with your current living situation? If no, what is the primary reason you are not?

Answered: 405 Skipped: 120

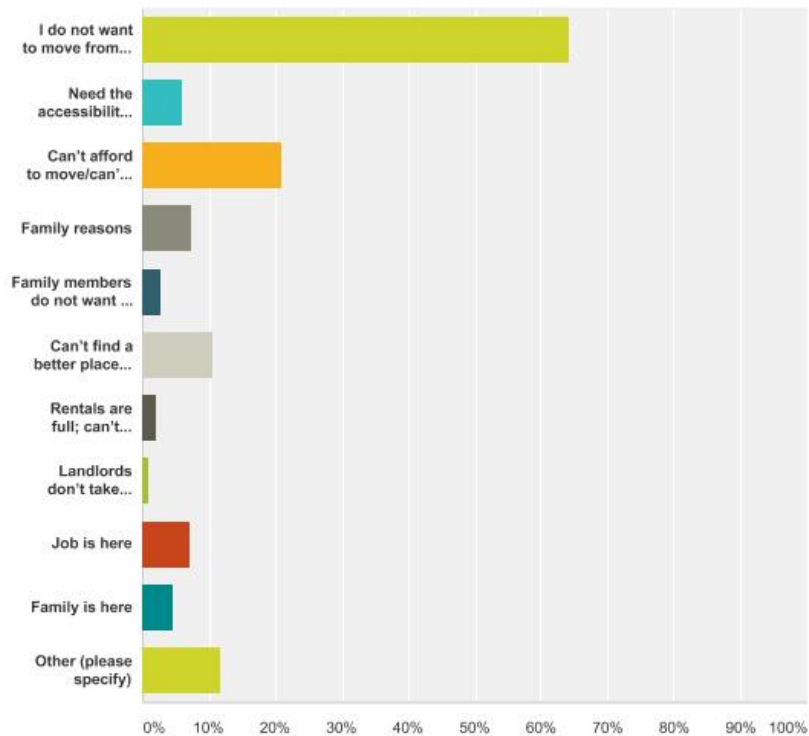


Answer Choices	Responses	
I am happy with my current living situation.	61.48%	249
No, too far from work.	2.72%	11
No, too expensive.	1.98%	8
No, too small.	3.46%	14
No, too crowded.	0.49%	2
No, I don't feel safe in the neighborhood.	5.93%	24
No, poor access to public transportation.	2.22%	9
No, poor housing condition.	2.72%	11
No, poor access to good schools or other neighborhood amenities.	6.91%	28
Other (please specify)	12.10%	49
<b>Total</b>		<b>405</b>

# Birmingham Resident Consolidated Plan Survey

## Q14 Would you like to move from your current home or apartment? If yes, what are the three main reasons you haven't moved yet. (pick up to three)

Answered: 397 Skipped: 128



Answer Choices	Responses
I do not want to move from my current home/apartment.	64.23% 255
Need the accessibility features of my current housing unit	6.05% 24
Can't afford to move/can't afford to live anywhere else	21.16% 84
Family reasons	7.56% 30
Family members do not want to move	3.02% 12
Can't find a better place to live	10.58% 42
Rentals are full; can't find a place to rent	2.02% 8
Landlords don't take Section 8	1.01% 4

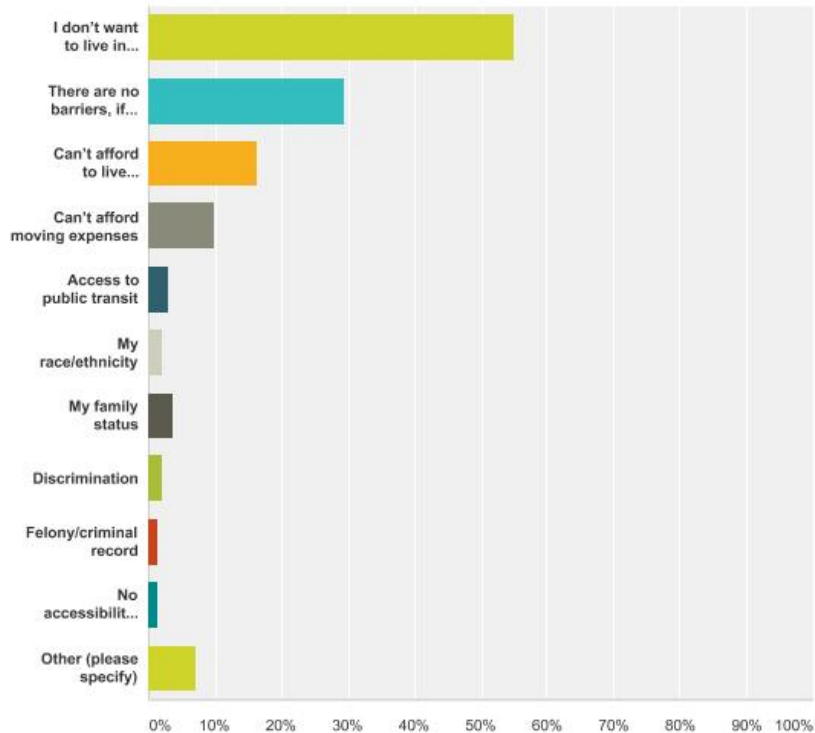
### Birmingham Resident Consolidated Plan Survey

Job is here	7.30%	29
Family is here	4.79%	19
Other (please specify)	11.84%	47
Total Respondents: 397		

# Birmingham Resident Consolidated Plan Survey

## Q15 What barriers, if any, keep you from living in another part of Birmingham (check all that apply)?

Answered: 406 Skipped: 119



Answer Choices	Responses	
I don't want to live in another part of Birmingham	55.17%	224
There are no barriers, if I wanted to move, I could	29.56%	120
Can't afford to live anywhere else	16.50%	67
Can't afford moving expenses	10.10%	41
Access to public transit	3.20%	13
My race/ethnicity	2.22%	9
My family status	3.69%	15
Discrimination	2.22%	9
Felony/criminal record	1.48%	6

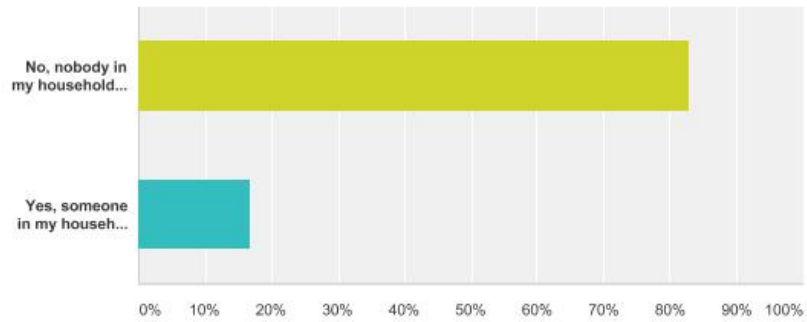
### Birmingham Resident Consolidated Plan Survey

No accessibility/handicapped accessible housing elsewhere	1.48%	6
Other (please specify)	7.39%	30
<b>Total Respondents: 406</b>		

# Birmingham Resident Consolidated Plan Survey

## Q16 Do you, or someone in your household, have a disability of any type?

Answered: 409 Skipped: 116

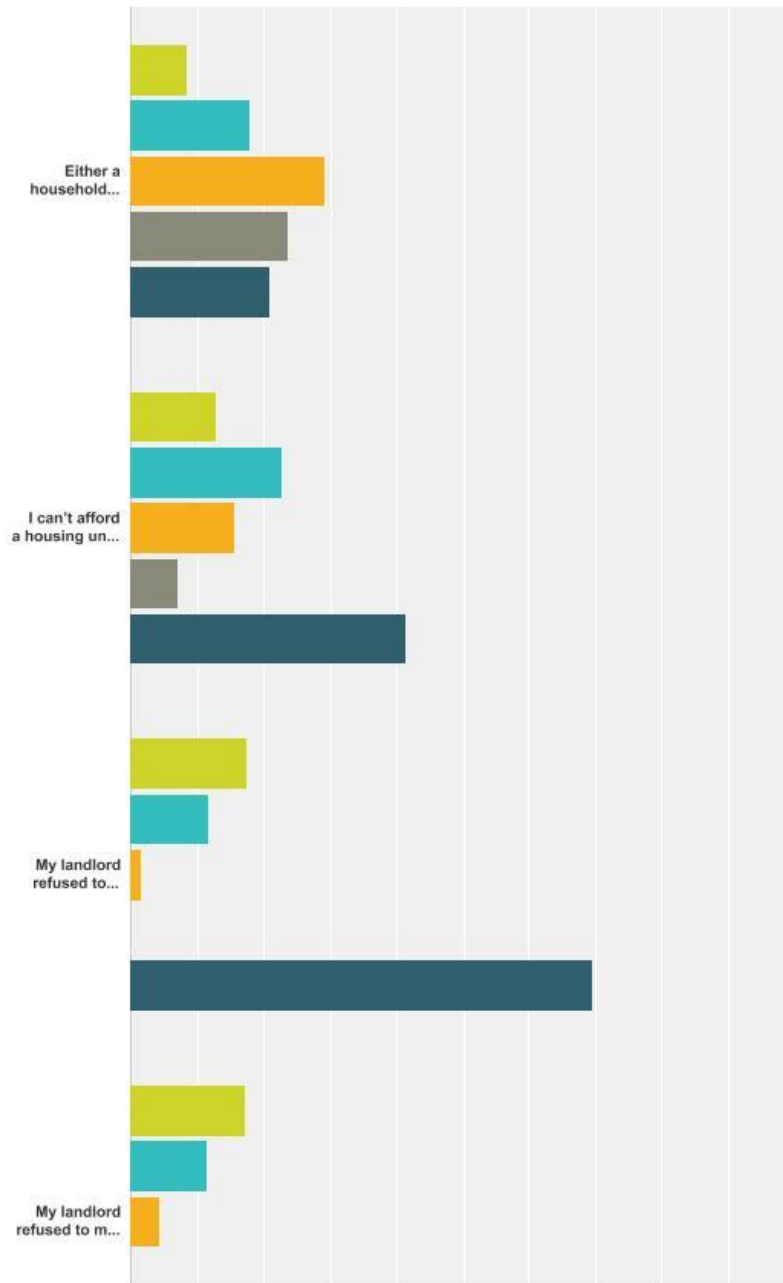


Answer Choices	Responses	
No, nobody in my household has a disability of any type	83.13%	340
Yes, someone in my household has a disability	16.87%	69
<b>Total</b>		<b>409</b>

Birmingham Resident Consolidated Plan Survey

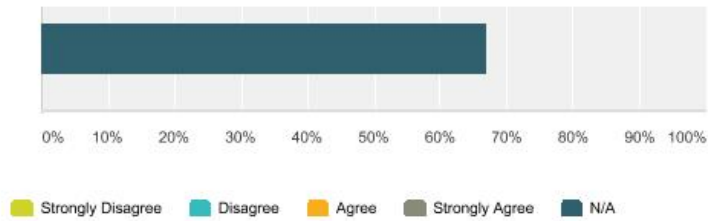
**Q17 Please rate your level of agreement with the following statements:**

Answered: 72 Skipped: 453



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### Birmingham Resident Consolidated Plan Survey

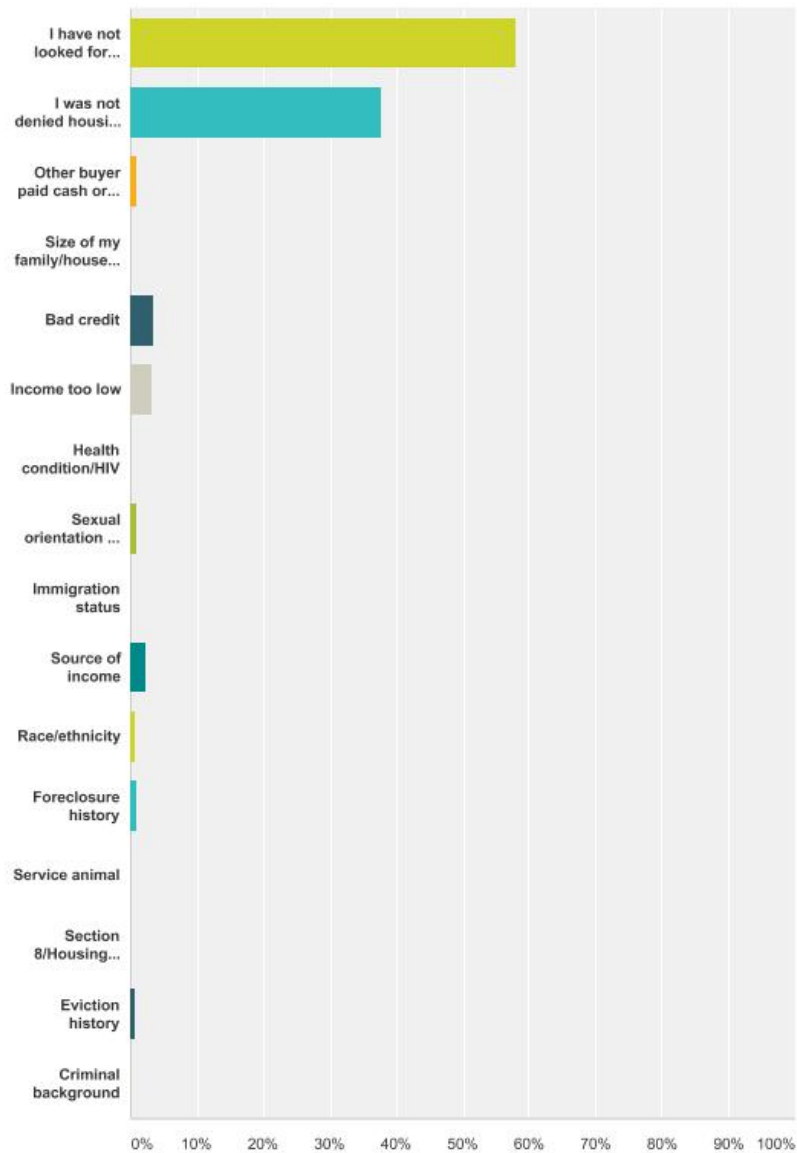


	Strongly Disagree	Disagree	Agree	Strongly Agree	N/A	Total
Either a household member or I have a disability and cannot get around the neighborhood because of broken sidewalks/no sidewalks/poor street lighting.	8.33% 6	18.06% 13	29.17% 21	23.61% 17	20.83% 15	72
I can't afford a housing unit that has accessibility/handicapped features (e.g. grab bars, ramps, handicapped parking).	12.86% 9	22.86% 16	15.71% 11	7.14% 5	41.43% 29	70
My landlord refused to accept a service animal.	17.39% 12	11.59% 8	1.45% 1	0.00% 0	69.57% 48	69
My landlord refused to make an accommodation for me or my household member's disability.	17.14% 12	11.43% 8	4.29% 3	0.00% 0	67.14% 47	70

# Birmingham Resident Consolidated Plan Survey

**Q18 When you looked for housing to rent or buy in Birmingham in the past five years, were you ever denied housing to rent or buy? If yes, why (check all that apply)?**

Answered: 384 Skipped: 141



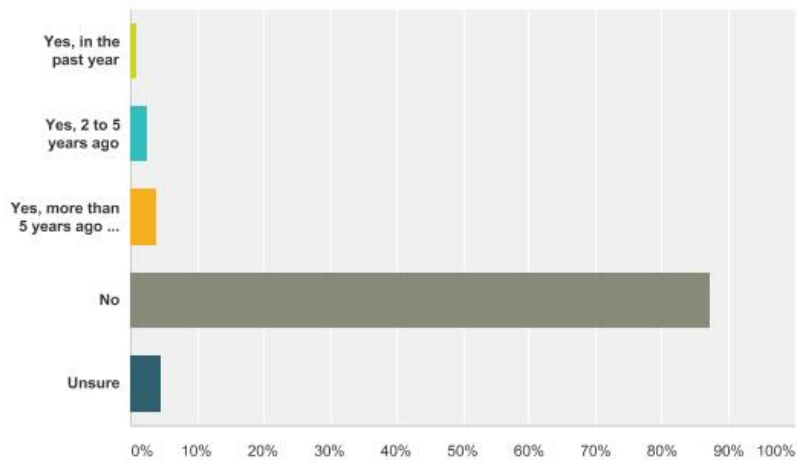
### Birmingham Resident Consolidated Plan Survey

Answer Choices	Responses	
I have not looked for housing to rent or buy in the past five years	58.07%	223
I was not denied housing to rent or buy	37.76%	145
Other buyer paid cash or a higher price	1.04%	4
Size of my family/household	0.26%	1
Bad credit	3.65%	14
Income too low	3.39%	13
Health condition/HIV	0.26%	1
Sexual orientation or gender identity	1.04%	4
Immigration status	0.26%	1
Source of income	2.60%	10
Race/ethnicity	0.78%	3
Foreclosure history	1.04%	4
Service animal	0.26%	1
Section 8/Housing Choice Voucher	0.00%	0
Eviction history	0.78%	3
Criminal background	0.52%	2
<b>Total Respondents: 384</b>		

# Birmingham Resident Consolidated Plan Survey

## Q19 Have you ever felt you were discriminated against when looking for housing in Birmingham?

Answered: 398 Skipped: 127

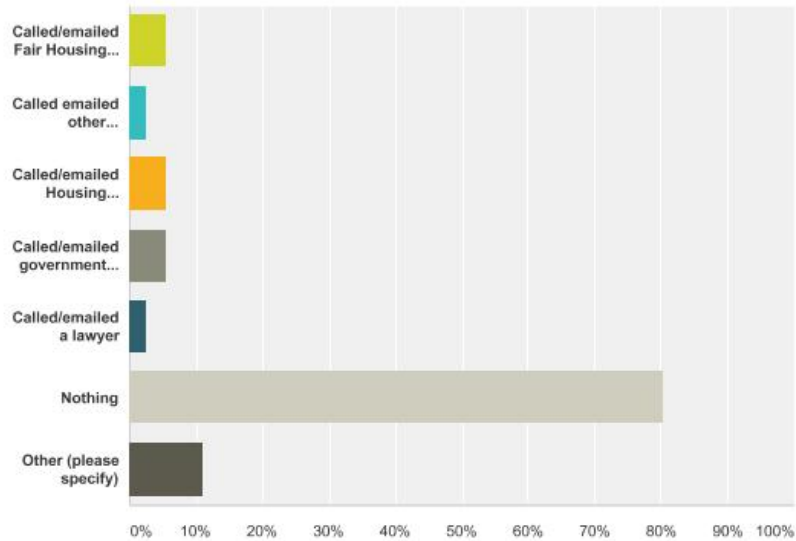


Answer Choices	Responses	
Yes, in the past year	1.01%	4
Yes, 2 to 5 years ago	2.76%	11
Yes, more than 5 years ago or I don't remember when	4.02%	16
No	87.44%	348
Unsure	4.77%	19
<b>Total</b>		<b>398</b>

# Birmingham Resident Consolidated Plan Survey

## Q20 If you felt you were discriminated against, what did you do about the discrimination (check all that apply)?

Answered: 36 Skipped: 489

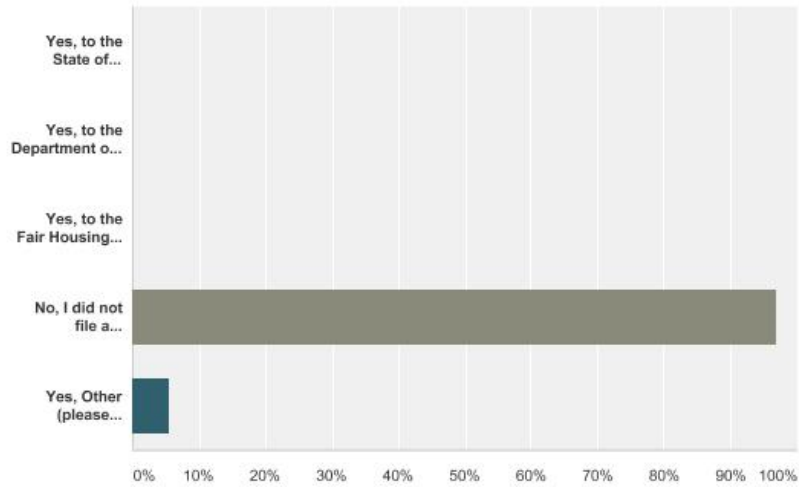


Answer Choices	Responses	
Called/emailed Fair Housing organization	5.56%	2
Called emailed other organization	2.78%	1
Called/emailed Housing Authority	5.56%	2
Called/emailed government agency	5.56%	2
Called/emailed a lawyer	2.78%	1
Nothing	80.56%	29
Other (please specify)	11.11%	4
Total Respondents: 36		

# Birmingham Resident Consolidated Plan Survey

## Q21 Did you file a complaint after you were discriminated against (check all that apply)?

Answered: 35 Skipped: 490



Answer Choices	Responses	
Yes, to the State of Alabama	0.00%	0
Yes, to the Department of Housing and Urban Development (HUD)	0.00%	0
Yes, to the Fair Housing Center of Northern Alabama	0.00%	0
No, I did not file a complaint	97.14%	34
Yes, Other (please specify)	5.71%	2
Total Respondents: 35		

Birmingham Resident Consolidated Plan Survey

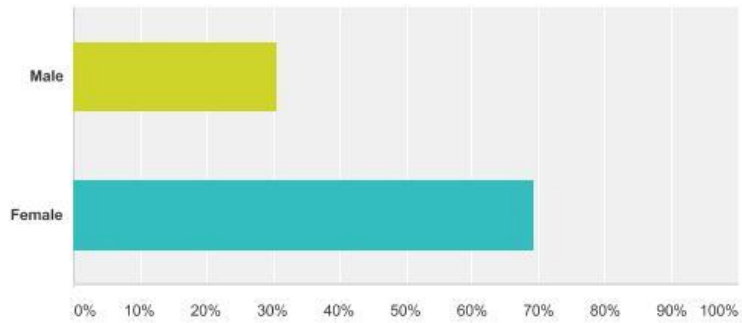
**Q22 If you filed a complaint, please describe if the complaint was resolved, how long it took to be resolved, and if you were satisfied with the outcome.**

Answered: 2 Skipped: 523

## Birmingham Resident Consolidated Plan Survey

### Q23 What is your gender?

Answered: 401 Skipped: 124

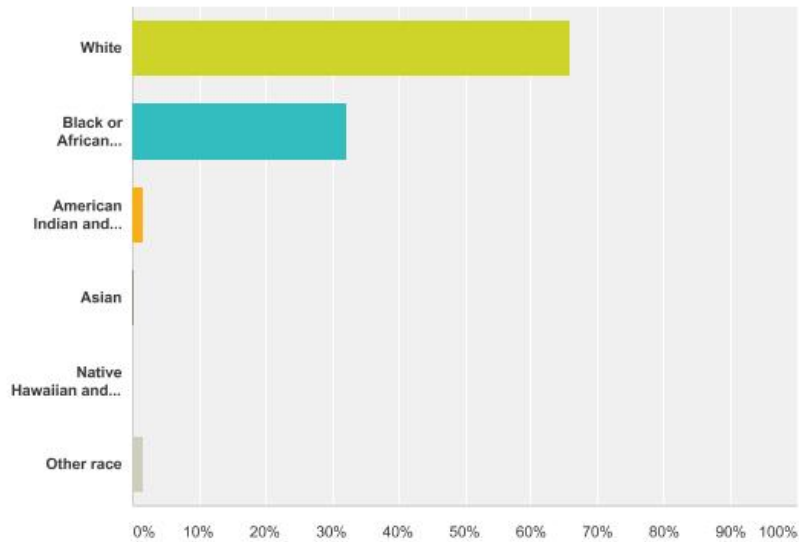


Answer Choices	Responses	
Male	30.67%	123
Female	69.33%	278
Total		401

# Birmingham Resident Consolidated Plan Survey

## Q24 Please provide your race (check all that apply):

Answered: 396 Skipped: 129

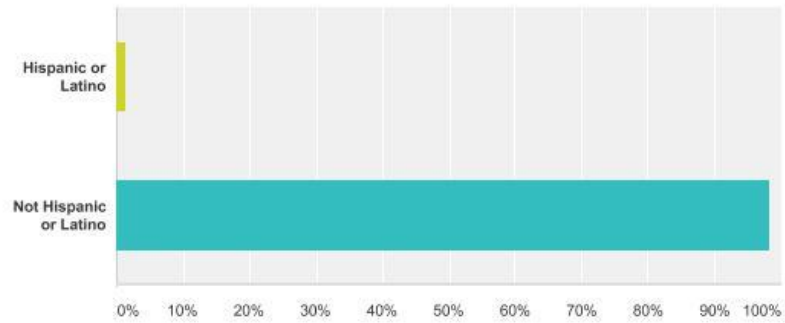


Answer Choices	Responses	
White	65.91%	261
Black or African American	32.32%	128
American Indian and Alaska Native	1.77%	7
Asian	0.51%	2
Native Hawaiian and Other Pacific Islander	0.25%	1
Other race	1.77%	7
Total Respondents: 396		

# Birmingham Resident Consolidated Plan Survey

## Q25 Please provide your race ethnicity:

Answered: 350 Skipped: 175

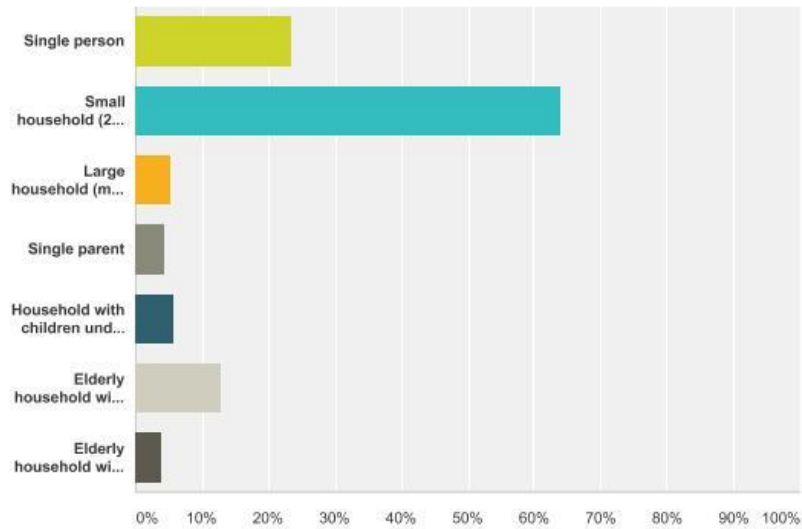


Answer Choices	Responses
Hispanic or Latino	1.43% 5
Not Hispanic or Latino	98.57% 345
<b>Total</b>	<b>350</b>

## Birmingham Resident Consolidated Plan Survey

### Q26 Please describe your household (check all that apply):

Answered: 399 Skipped: 126

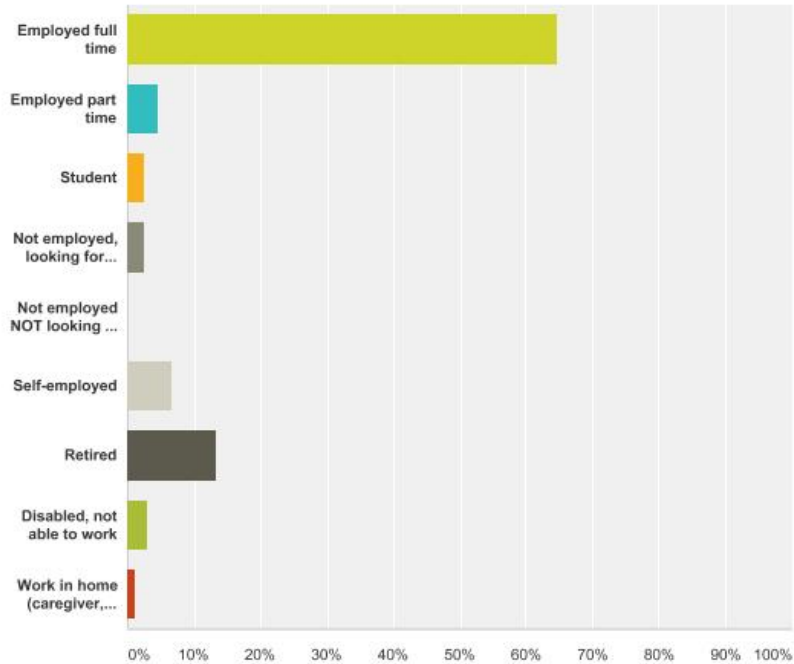


Answer Choices	Responses
Single person	23.56% 94
Small household (2-4 people)	64.16% 256
Large household (more than 4 people)	5.51% 22
Single parent	4.51% 18
Household with children under 6 years of age	5.76% 23
Elderly household with at least one person between the ages of 62 and 74	13.03% 52
Elderly household with at least one person age 75 or older	4.01% 16
Total Respondents: 399	

## Birmingham Resident Consolidated Plan Survey

### Q27 Please provide your employment status:

Answered: 403 Skipped: 122

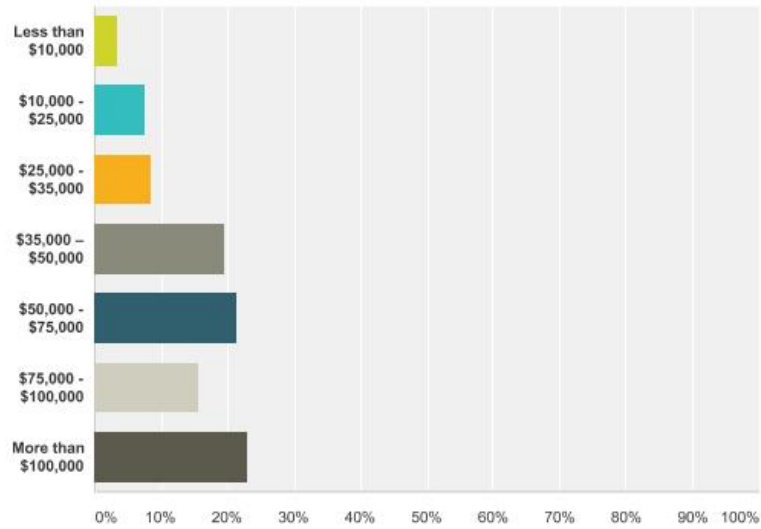


Answer Choices	Responses	
Employed full time	65.01%	262
Employed part time	4.71%	19
Student	2.73%	11
Not employed, looking for work	2.73%	11
Not employed NOT looking for work	0.00%	0
Self-employed	6.95%	28
Retired	13.40%	54
Disabled, not able to work	3.23%	13
Work in home (caregiver, homemaker)	1.24%	5
<b>Total</b>		<b>403</b>

# Birmingham Resident Consolidated Plan Survey

## Q28 What category does your total household income fall (include income from all sources)?

Answered: 387 Skipped: 138

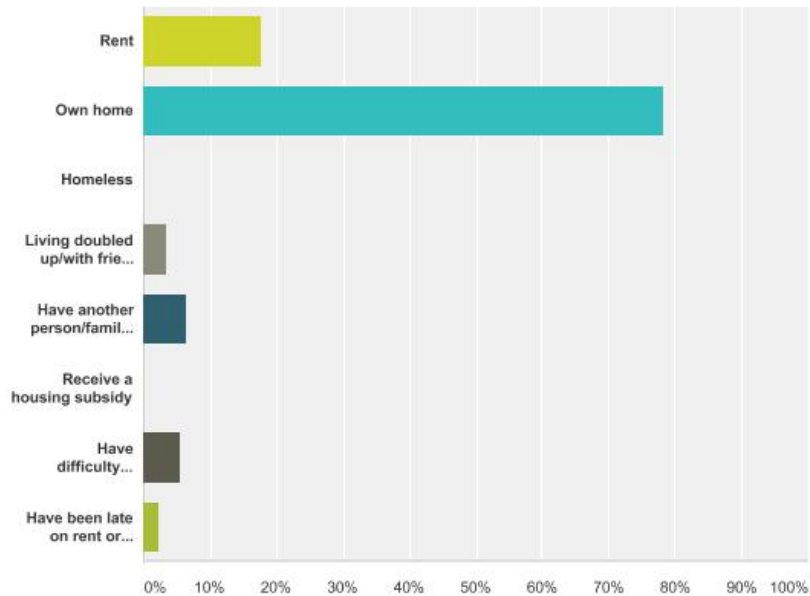


Answer Choices	Responses	
Less than \$10,000	3.62%	14
\$10,000 - \$25,000	7.75%	30
\$25,000 - \$35,000	8.53%	33
\$35,000 - \$50,000	19.64%	76
\$50,000 - \$75,000	21.45%	83
\$75,000 - \$100,000	15.76%	61
More than \$100,000	23.26%	90
<b>Total</b>		<b>387</b>

# Birmingham Resident Consolidated Plan Survey

## Q29 Please provide your housing status (check all that apply):

Answered: 401 Skipped: 124

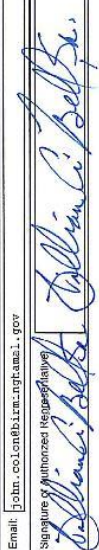


Answer Choices	Responses	
Rent	17.96%	72
Own home	78.30%	314
Homeless	0.25%	1
Living doubled up/with friends or family	3.49%	14
Have another person/family living in my home	6.48%	26
Receive a housing subsidy	0.50%	2
Have difficulty making monthly housing expenses	5.74%	23
Have been late on rent or mortgage payments at least twice in last six months	2.49%	10
Total Respondents: 401		

# Grantee SF-424's and Certification(s)


OMB Number: 4045-0004 Expiration Date: 8/31/2015	
<b>Application for Federal Assistance SF-424</b>	
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	
* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
* If Revision, select appropriate letter(s): - Other (Specify):	
* 3. Date Received: 05/15/2015	
* 4. Applicant Identifier: 5a. Federal Award Identifier: 5b. Federal Award Identifier: 5c. 213 Entitlement Grant	
State Use Only: 6. Date Received by State: 7. State Application Identifier:	
<b>8. APPLICANT INFORMATION:</b> * a. Legal Name: City of Birmingham * b. Employer/Taxpayer Identification Number (EIN/TIN): 83-6001201 * c. Organizational UINS: 072-03556001	
<b>d. Address:</b> * Street: 710 20th Street North * Street2: Room 1000 * City: Birmingham * County/Parish: * State: Ala.; Alabama * Province: * Country: USA; UNITED STATES * Zip / Postal Code: 35203	
<b>e. Organizational Unit:</b> Department Name: Community Development: Division Name:	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b> Prefix: Middle Name: * Last Name: Suffix: * First Name: John Title: Director, Community Development Department Organizational Affiliation:	
* Telephone Number: 205-254-2483 * Fax Number: * Email: john.colon@birmingham.gov	

<b>Application for Federal Assistance SF-424</b>	
<b>* 9. Type of Applicant 1: Select Applicant Type:</b> <input type="text"/> C: City or Township Government	
<b>Type of Applicant 2: Select Applicant Type:</b> <input type="text"/>	
<b>Type of Applicant 3: Select Applicant Type:</b> <input type="text"/>	
<b>* Other (specify):</b> <input type="text"/>	
<b>* 10. Name of Federal Agency:</b> <input type="text"/> Department of Housing and Urban Development	
<b>11. Catalog of Federal Domestic Assistance Number:</b> <input type="text"/> CFDA Title: <input type="text"/>	
<b>* 12. Funding Opportunity Number:</b> <input type="text"/> 14.210 Entitlement Grant	
<b>* Title:</b> <input type="text"/> Community Development Block Grant	
<b>13. Competition Identification Number:</b> <input type="text"/> Title: <input type="text"/>	
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <input type="text"/> Add Attachment Delete Attachment View Attachment	
<b>* 15. Descriptive Title of Applicant's Project:</b> <input type="text"/> CSDB Project Titles Contained in FY 2015 Action Plan	
Attach supporting documents as specified in agency instructions. <input type="text"/> Add Attachments Delete Attachments View Attachments	

Application for Federal Assistance SF-424	
16. Congressional Districts Of	
*a. Applicant	6, 7
*b. Program/Project	
6, 7	
Attach an additional list of Program/Project Congressional Districts if needed.	
<div>Add Attachment</div> <div>Delete Attachment</div> <div>View Attachment</div>	
17. Proposed Project	
*a. Start Date:	07/01/2015
*b. End Date:	06/30/2018
18. Estimated Funding (\$):	
*a. Federal	5,375,000.00
*b. Applicant	0.00
*c. State	0.00
*d. Local	0.00
*e. Other	0.00
*f. Program Income	1,000,000.00
*g. TOTAL	6,375,000.00
*19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on 05/15/2015 <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input type="checkbox"/> c. Program is not covered by E.O. 12372.	
*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach	
<div>Add Attachment</div> <div>Delete Attachment</div> <div>View Attachment</div>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix:	First Name: 0111:am
Middle Name: A	
*Last Name: 0111	
Suffix: 0111	
*Title: Mayor	
*Telephone Number: 205-254-2483	Fax Number:
*Email: john.colon@birmingham.gov	
*Signature of Authorized Representative	
	
* Date Signed: 05/15/2015	


Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
		* If Revision, select appropriate letter(s): * Other (Specify):	
* 3. Date Received: 05/15/2015		4. Applicant Identifier: 14-231-35G	
5a. Federal Entity Identifier: 14-231-35G		5b. Federal Award Identifier: 14-231-35G	
<b>State Use Only:</b> 6. Data Received by State: 7. State Application Identifier:			
<b>8. APPLICANT INFORMATION:</b>			
* a. Legal Name: City of Birmingham			
* b. Employer/Owner Identification Number (EIN/TIN): 53-6001201			
* c. Organizational DUNS: 072103550001			
<b>d. Address:</b>			
* Street: 110 20th Street North Room 1000 Birmingham			
* City: Birmingham			
* County/Parish: AL: Alabama			
* State: AL: Alabama			
* Province: USA: UNITED STATES			
* Country: 35213			
* Zip / Postal Code:			
<b>e. Organizational Unit:</b>			
Department Name: Community Development		Division Name:	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>			
Prefix: Middle Name: Last Name: Suffix:		* First Name: John	
Title: Director, Community Development Department			
Organizational Affiliation:			
* Telephone Number: 205-204-2483		Fax Number:	
* Email: john.co.conf@cityofbirmingham.gov			

<b>Application for Federal Assistance SF-424</b>	
<b>*8. Type of Applicant 1: Select Applicant Type:</b> <input type="text"/>	
<input type="text"/>	
<b>Type of Applicant 2: Select Applicant Type:</b> <input type="text"/>	
<input type="text"/>	
<b>Type of Applicant 3: Select Applicant Type:</b> <input type="text"/>	
<input type="text"/>	
<b>* Other (specify):</b> <input type="text"/>	
<b>*10. Name of Federal Agency:</b> <input type="text"/>	
<input type="text"/>	
<b>11. Catalog of Federal Domestic Assistance Number:</b> <input type="text"/>	
<input type="text"/>	
<b>*12. Funding Opportunity Number:</b> <input type="text"/>	
<input type="text"/>	
<b>* Title:</b> <input type="text"/>	
<input type="text"/>	
<b>13. Competition Identification Number:</b> <input type="text"/>	
<input type="text"/>	
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <input type="text"/>	
<input type="text"/>	
<b>*15. Descriptive Title of Applicant's Project:</b> <input type="text"/>	
<input type="text"/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
*a. Applicant	6, 7
*b. Program/Project	
6, 7	
Attach an additional list of Program/Project Congressional Districts if needed.	
<div>Add Attachment</div> <div>Delete Attachment</div> <div>View Attachment</div>	
17. Proposed Project:	
*a. Start Date:	07/01/2015
*b. End Date:	
06/30/2015	
18. Estimated Funding (\$):	
*a. Federal	487,192.00
*b. Applicant	0.00
*c. State	0.00
*d. Local	0.00
*e. Other	0.00
*f. Program Income	0.00
*g. TOTAL	487,192.00
*19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on 05/15/2015 <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input type="checkbox"/> c. Program is not covered by E.O. 12372.	
*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," provide explanation and attach	
<div>Add Attachment</div> <div>Delete Attachment</div> <div>View Attachment</div>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an Internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix:	First Name: 06/11/2015
Middle Name: A	
*Last Name: Reilly	
Suffix: Sr.	
*Title: Mayor	
*Telephone Number: 205-254-2483	Fax Number:
*Email: jchc.co.ondb1@cityofbirmingham.gov	
*Signature of Authorized Representative:	
	* Date Signed: 05/15/2015


Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
		* If Revision, select appropriate letter(s): * Other (Specify):	
* 3. Date Received: 05/15/2015		4. Applicant Identifier: 5a. Federal Award Identifier: 14.239 HOME	
5b. Federal Award Identifier: 14.239 HOME			
State Use Only: 6. Date Received by State: 7. State Application Identifier:			
8. APPLICANT INFORMATION: * a. Legal Name: City of Birmingham * b. Employer/Taxpayer Identification Number (EIN/TIN): 53-0001201 * c. Organizational DUNS: 0721035590001			
d. Address: * Street: 710 26th Street North * Street2: Box 1009 * City: Birmingham * State: AL: Alabama * Zip / Postal Code: 35233 * Country: USA: UNITED STATES			
e. Organizational Unit: Department Name: Community Development Division Name:			
f. Name and contact information of person to be contacted on matters involving this application: Prefix: * First Name: John Middle Name: S. * Last Name: Colon Suffix: Title: Director, Community Development Department Organizational Affiliation:			
* Telephone Number: 205-254-2483 * Fax Number:			
* Email: john.colon@birmingham.gov			

<b>Application for Federal Assistance SF-424</b>	
<b>* 9. Type of Applicant 1: Select Applicant Type:</b> <input type="checkbox"/> City or Township Government <input type="checkbox"/> Type of Applicant 2: Select Applicant Type: <input type="checkbox"/> Type of Applicant 3: Select Applicant Type: <input type="checkbox"/> * Other (specify):	
<b>* 10. Name of Federal Agency:</b> Department of Housing and Urban Development	
<b>11. Catalog of Federal Domestic Assistance Number:</b> CFDA Title:	
<b>* 12. Funding Opportunity Number:</b> 14-239-BONE * Title: HOME INVESTMENT PARTNERSHIPS PROGRAM	
<b>13. Competition Identification Number:</b> Title:	
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>* 15. Descriptive Title of Applicant's Project:</b> HOME Project titles Contained in FY 2015 Action Plan	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
*a. Applicant	6, 7
*b. Program/Project	
6, 7	
Attach an additional list of Program/Project Congressional Districts if needed.	
<div>Add Attachment</div> <div>Delete Attachment</div> <div>View Attachment</div>	
17. Proposed Project:	
*a. Start Date:	07/01/2015
*b. End Date:	06/30/2016
18. Estimated Funding (\$):	
*a. Federal	1,039,149.00
*b. Applicant	0.00
*c. State	0.00
*d. Local	0.00
*e. Other	0.00
*f. Program Income	100,000.00
*g. TOTAL	1,139,149.00
*19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on 05/15/2015 <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input type="checkbox"/> c. Program is not covered by E.O. 12372.	
*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," provide explanation and attach	
<div>Add Attachment</div> <div>Delete Attachment</div> <div>View Attachment</div>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internal site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
<div>Prefix</div> <div>* First Name: K I I 875</div> <div>Middle Name: a</div> <div>* Last Name: Bell</div> <div>Suffix: Sr.</div> <div>* Title: Asst. Dir.</div> <div>* Telephone Number: 203-254-2483</div> <div>Fax Number:</div> <div>* Email: kbh.colloc@birmingham1.gov</div> <div>* Signature of Authorized Representative: </div> <div>* Date Signed: 05/15/2015</div>	

Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Reapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
* 3. Date Received: 05/22/2015		* If Revision, select appropriate letter(s): * Other (Specify):	
* 4. Applicant Identifier: 057-2/2015		* 5. Federal Award Identifier: 14.241.10000	
* 6. Federal Entity Identifier: 14.241.10000			
* 7. State Application Identifier: 14.241.10000			
* 8. APPLICANT INFORMATION:			
* a. Legal Name: City of Birmingham			
* b. Employer/Taxpayer Identification Number (EIN/TIN): 53-6101231			
* c. Organizational DUNS: 0722C35590001			
* d. Address:			
* Street1: 710 20th Street North			
* Street2: Suite 1000			
* City: Birmingham			
* County/Parish: 00000000			
* State: AL			
* Province: Alabama			
* Country: USA			
* Zip / Postal Code: 35203			
* e. Organizational Unit:			
* Department Name: Community Development		* Division Name:	
* f. Name and contact information of person to be contacted on matters involving this application:			
* First Name: John		* Last Name:	
* Middle Name:		* Suffix:	
* Title: Director, Community Development Department			
* Organizational Affiliation:			
* Telephone Number: 205-254-2483		* Fax Number:	
* Email: john.cotton@birmingham1.gov			

<b>Application for Federal Assistance SF-424</b>	
<b>* 9. Type of Applicant 1: Select Applicant Type:</b> <input type="text" value="City of Tennessee Government"/>	
<b>Type of Applicant 2: Select Applicant Type:</b> <input type="text"/>	
<b>Type of Applicant 3: Select Applicant Type:</b> <input type="text"/>	
<b>* Other (specify):</b> <input type="text"/>	
<b>* 10. Name of Federal Agency:</b> <input type="text" value="Department of Housing and Urban Development"/>	
<b>11. Catalog of Federal Domestic Assistance Number:</b> <input type="text"/>	
<b>CFDA Title:</b> <input type="text"/>	
<b>* 12. Funding Opportunity Number:</b> <input type="text" value="14-241-RFPR"/>	
<b>* Title:</b> <input type="text" value="Housing Opportunities for People with AIDS"/>	
<b>13. Competition Identification Number:</b> <input type="text"/>	
<b>Title:</b> <input type="text"/>	
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
<b>* 15. Descriptive Title of Applicant's Project:</b> <input type="text" value="HOPEA Project Titles Contained in FY 2015 Action Plan"/>	
Attach supporting documents as specified in agency instructions <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	<div> <div>a. Applicant</div> <div>6, 7</div> </div> <div> <div>b. Program/Project</div> <div>6, 7</div> </div>
Attach an additional list of Program/Project Congressional Districts if needed. <div> <div>Add Attachment</div> <div>Delete Attachment</div> <div>View Attachment</div> </div>	
17. Proposed Project:	<div> <div>a. Start Date:</div> <div>07/01/2015</div> </div> <div> <div>b. End Date:</div> <div>06/30/2016</div> </div>
18. Estimated Funding (\$):	
a. Federal	\$51,878.00
b. Applicant	0.00
c. State	0.00
d. Local	0.00
e. Other	0.00
f. Program Income	0.00
g. TOTAL	\$51,878.00
19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on 05/15/2015 <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input type="checkbox"/> c. Program is not covered by E.O. 12372.	
20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <div> <div>Add Attachment</div> <div>Delete Attachment</div> <div>View Attachment</div> </div>	
21. By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001) <input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Profile Middle Name: A Last Name: Bell Suffix: Sr. Title: Mayor	First Name: William Last Name: Bell Suffix: Sr. Title: Mayor
Telephone Number: 205-254-2483 Fax Number:	
Email: john.co.Lombardi@inghamed1.gov	
Signature of Authorized Representative: <div>  </div> <div> <div>Date Signed:</div> <div>05/15/2015</div> </div>	

### CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing --** The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan --** It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24, and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Anti-Lobbying --** To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction --** The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan --** The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3 --** It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

*William L. Bell* 5/9/2015  
Signature/Authorized Official Date

#### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015 , 2016, 2017 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.  
However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

- jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws --** The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint --** Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws --** It will comply with applicable laws.

 5/8/2015  
Signature/Authorized Official / Date

  
Title

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
Signature/Authorized Official

Date

5/8/2015

  
Title

### ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

  
Signature/Authorized Official

  
Date

  
Title

#### HOPWA Certifications

The HOPWA grantee certifies that:

**Activities --** Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building --** Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

*William A. Belton* *5/8/2015*  
Signature/Authorized Official Date

*Mayor*  
Title

**APPENDIX TO CERTIFICATIONS**

**INSTRUCTIONS CONCERNING LOBBYING:**

**A. Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

## **Appendix - Alternate/Local Data Sources**